

Property
Address _____

Buyer's Agent Please Read, Sign & Fax Back With Offer & Addendums

As a buyer's agent, it is important that you inform your buyer(s) of the necessary guidelines for purchasing a bank owned property. By signing, you have done the following to inform your buyer(s) and taken into account:

- You have personally inspected the property with your buyer(s).
- Seller has never occupied the property. Seller will not provide any property Disclosures of any kind.
- You have read through the addendums with your buyer(s) and answered any questions your buyer(s) may have. Please pay attention to home inspection requirements and time frames. Some addendums are required to be signed only after a contract has been negotiated. Please visit our website for a list of corporate addendums. Please download and review with you client.
- All properties are sold "as is" with no repairs to be done by seller. Repairs are not allowed before closing. Any repairs agreed upon w/ seller must be in writing.
- Seller does not order or pay for a survey. Seller does not have a copy of previous survey. It is buyer(s) and/or buyer(s) agent's responsibility to order their own survey. *Please remember. This can cause delays in closing.
- Sellers do not order or pay for home, well, septic, and any other inspections. All inspections are responsibility of purchaser(s).
- If property is currently winterized and buyer chooses to have inspections, buyer(s) will need to pay for licensed plumber to de-winterize the property for inspections.
- Seller will convey property by Special warranty deed or its equivalent and generally always provide an owner's title policy only at their cost.
- Seller chooses title/closing company. Sellers pays for owners title insurance policy only(as if it was a cash sale).
- Any fees associated with the buyer(s) lender will be paid for by the purchaser, unless previous negotiated in the purchase contract.
- Pre-qualification letter or proof of funds to be submitted with all offers. Our clients require us to have this before they will entertain any offers.
- Deposit money must be giving at the time final paperwork is returned to listing office. (some banks require certified checks or money orders).
Approved Properties does not hold our own escrow, please do not make checks out to Approved Properties. Most of the time, I can give the banks' title company info for EMD.
- Incomplete offers may be rejected. This means offers submitted without pre-qual letters and/or copy of EMD.
- Many banks/sellers will take up to 5 – 7 business days to answer offers.
- Any offers submitted on weekends will be presented the following business day.

- Some banks will not pay a commission if buyer is licensed real estate agent. If you are a licensed agent and purchasing as a principal, please contact our office before submitting your offer.
- Fax completed contract, addendums, pre-qual letter & copy of earnest money deposit to 866-910-1596.

Signed: _____ Buyer(s) Date: _____

Signed: _____ Buyer(s) Date: _____

Signed: _____ **Buyer(s) Agent** Date: _____