

CONTRACT INSTRUCTIONS please read and follow these directions and use the check list

STATE CONTRACT

All term must match. The seller does not accept cross outs. Please draw up a new contract with all terms exact. All terms are on the sellers add. They must match.

Please check the name on the sellers contract. All names must match. Do not add or change name

Do not put check marks: included paragraph. The property is being purchased as is and Put ZERO for water hold. The water is paid, sometimes outside of closing. NO funds in escrow.

Please make sure the full address is on all pages. All initials and signatures are completed and all date fields are completed. Buyer must complete their address fields.

All blanks must have a N/A or line.

SELLERS ADDENDUM: DO NOT ALTER SELLERS CONTRACT IN ANY WAY.

ALL terms match. Name is correct All fields are completed. Initials, signatures, dates.

CHECK LIST:

_____ All signatures and initials are completed and all date fields are completed

_____ All terms Exact, no cross outs, no added or changed terms: EX sales price, names, contingencies, terms

_____ Pre-app or Proof of funds has buyers name, covers the purchase price, dated within 30 days

_____ Copy of Earnest Money is the agreed upon amount, CERTIFIED check only (no money orders, personal checks, business checks, no exceptions) Made out to the sellers title: per instructions. Buyer MUST be the remitter

_____ If buyer is a Entity (LLC or Corporation) Corporate Docs must be submitted. Articles of Inc and Authorization to sign if buyers is not owner.

Send complete correct contract package back to us in one PDF file in the following order:

SELLERS ADDENDUM

STATE CONTRACT

AGENCY DISCLOSURE BOTH PAGES

COPY OF EM

PROOF OF FUNDS/PRE AP AND IF NEEDED/CORPORATE DOCS

* Lead Base Paint