

**ADDENDUM TO SALE OF REAL ESTATE
CLOSING INFORMATION SHEET**

Contracts and addendums **must be** sent as full size legible copies or offer may be rejected.

Buyer agent certifies that he/she has original signatures of all documents in file and will present to listing agent if needed.

Buyers are aware they are purchasing a bank owned property. Buyers must sign corporate addendums. **No changes are to be made to the addendums without the prior approval of the Seller.** Seller or seller's agents do not turn on utilities for inspections. Sellers or seller's agents do not pay for home warranties. Seller or seller's agents do not warrant lot size or taxes.

Buyer must winterize property if they turn on water at buyer's expense by approved registered master plumber. Buyer or buyer's agent is responsible for any dye test, occupancy inspection or final water readings, required for the purchase of the property located at:

PROPERTY ADDRESS: _____

_____ CITY ZIP

BUYER NAME: _____ PHONE _____

BUYERS AGENT NAME: _____

BUYERS AGENT E-MAIL ADDRESS: _____

COMPANY AND ADDRESS: _____

PHONE: _____ FAX: _____

YOUR OFFICE 5 DIGIT MLS NUMBER: _____ (NOT THE PROPERTY MLS NUMBER)

Your office Tax Id: _____

The following information is **required** to assure a timely closing of this transaction.

BUYERS TITLE COMPANY/CLOSER

Company name: _____ Address: _____

Contact person: _____ Phone: () _____ - _____ Fax: () _____ - _____

LENDER INFORMATION

Company name: _____ Address: _____

Contact person: _____ Phone: () _____ - _____ Fax: () _____ - _____

Seller and seller's agents reserve the right to decline the use of any title company, closer or lender due to substandard service provided during past transactions.

If requested inspections:

I/we are aware that the property is being sold as is and no repairs will be done as a result of the inspection. Buyer must have any utilities necessary for inspections turned on in their name for the day of inspection. Buyer bears all risk of damage from turning on the utilities. I/we understand that should the home inspection reveals major problems, I/we can request to be released from the sale and our hand money returned, provided the inspections were done within the time frame provided on the agreement and were done by an ASHI Certified home inspector.

All faxed documents must be returned legible and full size. Or agent must overnight contracts to listing agent Buyer(s)/ Agent acknowledge that I/we read and signed the addendum and disclosures.

BUYER DATE

BUYER DATE

BUYER'S AGENT

DATE