

Some important notices:

1. *ABC Realty notifies Buyer that the properties shown to Buyer **may not** be properties that the salesperson has previously been in or seen prior to showing Buyer.*
2. *Information that is provided to prospective buyer by salesperson, (including, but not limited to square footage, age, property dimensions, property taxes) shall be information salesperson received from other sources. It is the prospective buyer's responsibility to verify the accuracy and reliability of information.*
3. *Broker will not recommend and/or endorse a specific inspector, repair person, or surveyor. Broker will, upon request, provide Buyer with a list of repair people, surveyors, and with a list of state licensed inspectors. Surveyors, repair people, and licensed inspectors may also be located by consulting the telephone directory yellow pages. Licensed inspectors may also be located on the Texas Real Estate Commission internet site (www.trec.state.tx.us) . It is the prospective buyer's responsibility to interview, research, and select contractors who meet the prospective buyer's satisfaction.*
4. *It is a good idea and is recommended for the buyer to attend the home inspection(s).*
5. *Throughout the home buying process, it is important for the buyer not to change the status of anything (do not make a major purchase, change job status, etc.).*
6. *After any repairs have been made by Seller of property and prior to closing, you have the right to have the property re-inspected by professional inspector(s) to verify that repairs and treatments have been properly made.*

Helpful information and/or suggestions:

1. Regarding lender: You may want to ask for a pre-qualification or pre-approval letter from the lender. This can be presented to Seller with your offer to purchase. You may also choose (or decide not) to give lender permission to discuss your file with Broker/Salesperson. You may want to compare interest rates and fees charged by various lenders.
2. You may want to write an informational letter about yourself to be presented with your offer to purchase.
3. When ordering your home inspections, you will need to interview the inspectors to determine which one you want to inspect. There are several questions you may want to ask regarding:
 - a. the scope of the inspection (what is inspected?...aerobic system? go on roof? up in attic? under house in crawl space? etc?),
 - b. the inspector's qualifications,
 - c. his schedule (must keep contract deadlines in mind and time that you can also attend),
 - d. his fee (what does he charge for *initial* inspection, and for *re-inspection* of repaired items),
 - e. any other questions or concerns you may have.
4. When ordering the survey, (unless survey is ordered by lender) you will need the property legal description (see contract). You will also want to question and interview the surveyor with similar questions to number 3 above.
5. Other suggestions:

Residential Service Contract samples for Buyer(s) to research: _____
Authorization To Release & Advertise Certain Information form _____
Remainder of Buyer Packet reviewed _____

Procedure Information--pending to closing

When your offer is accepted and contract is executed, please enter dates and information in the blanks below.

Property Address: _____

During the option period: _____ (date option period ends)

1. Have property inspected.
2. Verify information regarding the property.
3. Negotiate changes, repairs, etc. with Seller.
4. Check on Homeowner's insurance policy.
5. Review property restrictions.

Order survey (before or after option period, your choice as discussed)

Survey to be delivered to title company by _____.

Loan approval by _____. (Get letter stating approval from lender.)

After receipt, _____ days to review(and make any objections to) commitment, exception documents, and survey. (Call title company regarding any questions about commitment and exception documents. Call surveyor regarding questions about the survey.)

Proposed closing date: _____ Scheduled w/ closer (date) _____

Prior to closing:

Schedule utilities turn-on or transfer.

Re-inspection with inspector(s)?-----and final walk through of property.

Review settlement statement. *You will need certified funds for closing.*

Other dates or requirements:

Please acknowledge receipt of this document by signing the bottom of this page.

signature/date

signature/date