

Offer Summary Worksheet

Property Address : _____

Buyer Name: _____

Owner Occupant : YES _____ NO _____

Purchase Price: \$ _____

Seller Paid Closing Costs: \$ _____

Seller Net: \$ _____

Ernest Money: \$ _____

Down Payment or percentage: \$ _____

Mortgage Amount: \$ _____

Closing Date: _____

Type of Loan: Conventional _____, FHA _____, RD _____, Cash _____, Rehab _____, Other _____

Home Inspection: YES _____ NO _____

Water Test: YES _____ NO _____

Septic Inspection: YES _____ NO _____

Other Inspection/Test YES _____ NO _____ (please specify) _____

Selling agent acknowledges commission is based on net commission: _____

(agent signature - please sign)

OFFER CHECKLIST

Fax to: **320.983.2768** or Email to: marty@countrysiderealty.com

AND

carrie@countrysiderealty.com

Buyers Name (as is to appear on all Title Work

Buyers Phone # (for closing company) _____

Buyers Address (for closing company) _____

Sale Agent Name _____

Sale Agent Phone _____

Sale Agent Email _____

_____ Copy of earnest money check

_____ Pre Approval letter from Lender that includes Buyers name, loan amount, and property address

_____ Property Address and Date added to all Disclosures (attached) and Buyers signature on ALL Disclosures

_____ Lender Real Estate Addendum Signed or Initialed by Buyer on all Pages where indicated (this will come after the p/a has been accepted so you will not have this at first)

_____ Buyer is aware they must pay for a Re-Key of locks at closing (usually around \$100)

_____ Agent must make sure the final agreed upon price is the price written on Page 1 of the Standard P.A., with the buyer's initials if the price is different than the original offered price. This is to ensure the price on Page 1 and the price on the Lender Real Estate Addendum match (Seller will return unsigned if these do not match)

_____ Buyer and Buyer's Agent are aware that they cannot wait for the P.A. to be signed by the Seller before sending the Earnest Money to Countryside Realty. Seller's online acceptance is considered sufficient to deposit the Earnest Money.

_____ Buyer and Buyer's Agent are aware they must not wait for the signed P.A. from the seller to complete the Home Inspection. Seller's online acceptance of the P.A. is sufficient acceptance to perform the Home Inspection.

_____ Buyer WILL BE an OWNER OCCUPANT _____ Buyer WILL NOT BE an OWNER OCCUPANT

Buyer Signature Date

Buyer Signature Date

**OWNER OCCUPANT CERTIFICATION
Rider to the Real Estate Purchase Addendum**

REO# _____

Property Address _____

This is to certify that consistent with the representation made in Section 4 Use of Property of the Real Estate Purchase Addendum, I intend to occupy, establish and use the above referenced property as my primary residence. I further certify that I am not purchasing this property with the intent to sell or rent it within twelve (12) months of occupancy. Furthermore, I fully understand that the sale of this property to me by Fannie Mae is conditioned upon my representation of being an owner occupant of the property.

In the event I falsely represent any statement in this certification, I shall pay Five Thousand Dollars (\$5,000) to Seller as liquidated damages, which amount shall be in addition to Sellers right to retain any earnest money deposit and any liquidated damages held or covered by the Seller pursuant to Section 19 of the Real Estate Purchase Addendum or any other remedy available to Seller at law or equity.

PURCHASER **Date**

PURCHASER **Date**

Agent certifies that he/she has not knowingly submitted to Seller the sales contract and Real Estate Purchase Addendum for the above referenced property on behalf of an investor purchaser. Agent further certifies that he/she is aware of the penalties to the buyer for false certification.

SELLING AGENT **Date**