

CONTRACT GUIDELINES THAT MUST BE FOLLOWED

- 1.) ALL OFFERS MUST CONTAIN:**
 - A) Our standard BOARD P/A., **B)** The attached REAL ESTATE PURCHASE ADDENDUM & LEAD BASED PAINT ADDENDUM. **C)** Your AGENCY DISCLOSURE **D)** Buyers PRE-APPROVAL OR PROOF OF FUNDS. **E)** Copy of EMD CHECK MADE PAYABLE TO C-21 SAKMAR.
 - FANNIE MAE STRONGLY SUGGESTS BUYER USE HOME PATH FINANCING IF APPLICABLE WWW.HOMEPATH.COM
- 2.) PRICE LISTED REFLECTS CONDITION.** This property is to be sold “AS IS” Seller has not occupied this property and therefore is exempt from and cannot provide any disclosures. (SEE ATTACHED DISCLOSURE STATEMENTS.)
- 3.) A MINIMUM 1% OF ASKING PRICE EMD FOR ALL “MORTGAGE DEPENDENT” SALES AND A MINIMUM 10% EMD OF ASKING PRICE ON ALL CASH SALES***NO EXCEPTIONS!!!**
 - FOR ALL CASH OFFERS, THE EMD IS NON REFUNDABLE AFTER THE 10 DAY INSPECTION PERIOD. IT IS IMPERATIVE THAT THE INSPECTION GETS DONE IN THE ALLOTTED TIME.
- 4.) THE “FMNA REAL ESTATE PURCHASE ADDENDUM” shall be fully completed by the buyer’s agent and fully initialed and signed where appropriate. NO CHANGES OF ANY KIND, IN THE ADDENDUM WILL BE ACCEPTED.** If you would like something other than what is stated in the Addendum, it **MUST BE WRITTEN INTO PARAGRAPH 38** of the addendum. **AS WELL AS IN SECTION (3C) UNDER ADDITIONAL REQUESTS ON THE P/A.**
 - If **CONCESSIONS** are needed or you would like the seller to pay for their owner’s title insurance policy, **IT MUST BE WRITTEN IN PARAGRAPH 38 IN A DOLLAR AMOUNT!!!**
 - Seller will **ONLY** consider sellers concessions to **OWNER/OCCUPANT.**
- 5.) FOR INVESTORS***deed restrictions (PARAGRAPH 14) must be filled out. BUYER CANNOT SELL PROPERTY FOR MORE THAN 120% OF THE SALES PRICE FOR THE FIRST 3 MONTHS; THIS IS THE DOLLAR AMOUNT THAT IS ENTERED ON THE CONTRACT.**
 - You must state whether buyer **HAS/HAS NOT** previously purchased a FMNA property in the past in **PARAGRAPH 16.**
- 6.) Any HOA required docs for review are the responsibility of the buyer and or buyer’s agent at their own expense. FURTHER, buyer AGREES to obtain final water bill from city. SELLER WILL NOT ESCROW FOR WATER.**
- 7.) All paperwork after VERBAL ACCEPTANCE FROM FMNA has to be returned to US within 3 DAYS or the transaction is void and the house goes back on the market. Once an offer has been accepted we will need one signed original copy, ALONG WITH THE CERTIFIED EMD CHECK delivered to our office IT IS IMPERATIVE THAT EVERYTHING IS DONE CORRECTLY!!**

If you have any questions, please contact Marie, Chris, Michele, or Jessica at 248-652-7700. MKC 21 REO TEAM

AGENT

SIGNATURE _____ DATE _____