REAL ESTATE CONTRACT CHECK LIST FOR SELLER/BUYER TO COMPLETE

Seller   - Name(s): _____ Marital Status: _____

         - Address(es): _____

         - Phone(s): Home: _____; Cell: _____; Work: _____;

         - E-mail(s): _____

         - Social Security Number(s): _____

Buyer   - Name(s) exactly as should appear on deed:

(lenders go by name on Driver's License) _____Married? Y/N

               - If multiple buyers, as <u>Joint Tenants OR Tenants in Common (circle one)</u>

         - Address(es): _____

         - Phone(s): Home: _____; Cell: _____; Work: _____;

         - E-mail(s): _____

         - Social Security Number(s): _____

Real Estate Agent (if any): _____

         - Commission: ____%

         - Listing Agreement date: _____

Property Address: _____

         - Legal Description Note: Get LDOR for contract legal(if known):

_____

Closing Date (at least 21 days from signed contract): _____

Purchase Price: $_____

Earnest Money Deposit (payable to Pony Express Title Trust on signing of contract): $_____

Closing Costs (GWB contract & deed $100; PET escrow $400; $500 total) Paid by: <u>Seller OR Buyer OR 50/50 (circle one)</u>

Title Insurance:

         - Paid by: <u>Seller OR Buyer OR 50/50 (circle one)</u>

Taxes: <u>Pro-rated OR by year (circle one)</u>

*Buyer's Lender (Bank name and city/state): _____

         - Loan Contingency: <u>yes OR no (circle one)</u>

              - Deadline: _____

         - Appraisal Contingency: <u>yes OR no (circle one)</u>

              - Deadline: _____

Property Currently Rented? If so, to whom, how much, termination notice, etc: _____

Property Function: <u>House OR Other Building OR Vacant Land OR Farm Ground (circle one)</u>

         - House (or building):

               - Structure Inspection: <u>yes OR no (circle one)</u>

                   - Deadline: _____

               - Termite Inspection: <u>yes OR no (circle one)</u>

                   - Paid by: <u>Seller OR Buyer OR 50/50 (circle one)</u>

                   - Current Treatment (if any) With: _____

               - Buyer Sell Current House Contingency: <u>yes OR no (circle one)</u>

                   - Deadline for that contract or cancel this transaction: _____

               - Insurance until Closing: <u>yes OR no (circle one)</u>

               - Radon: <u>Disclosure OR Testing (circle one)</u>

               - If testing, paid by: <u>Seller OR Buyer OR 50/50 (circle one)</u>

               - Lead Paint Disclosure: Was house built prior to 1978? <u>yes OR no (circle one)</u>

               - Personal Property Remaining with House: _____

               - (Marysville only) Water Meter Outside: <u>yes OR no (circle one)</u>

               - (Rural only) Sewer System Up to Code: <u>yes OR no (circle one)</u>

                   - Inspection paid by: <u>Seller OR Buyer OR 50/50 (circle one)</u>

               - (Rural only) Rural Water District Assignment: _____

         - Farm Ground:

               - Current crops planted: _____

               - Rented or leased to: _____

                   - Date Termination Notice given (if any): _____