What to Expect When Considering Foreclosures and Auction properties

Buyer has read and understands the following guidelines:

\_\_\_\_\_ Buyer is responsible for their own due diligence to determine whether the property will be profitable.

Agent will provide comparable sales information and comparable rents. Buyer will use other online sites to check crime rate, market rents, etc.

If this property will be used as an income producing investment, is the buyer’s responsibility to determine whether the return on investment fits their investment model.

\_\_\_\_\_There is no guarantee that a bid will be accepted.

\_\_\_\_\_Some auction sites require payment to participate and some require deposits via credit card. Agent is not responsible for these charges and will not pay them for the buyer

\_\_\_\_\_It is common practice that buyer will be responsible for all transfer tax, all permits, and all inspections required to close escrow

\_\_\_\_\_Some lenders will offer a choice in title company yet others will suggest their own company.

\_\_\_\_\_Bank owned properties and auction properties are cash – only purchases unless you will be the owner – occupant. Buyers will be asked to provide proof of funds and/or pre-approval.

 Some properties will accept FHA 203 K loans for owner occupants, but many will not.

\_\_\_\_\_If a bid is accepted, buyer needs to provide earnest funds check within 24 hours, and be available to sign ( in person / blue ink ) the contracts if digital signatures are not accepted. Earnest funds must be either a money order or cashiers check. No personal checks are accepted

 The inability to do this may result in the bid being rejected

\_\_\_\_\_Not all banks offer a commission, or the commission that is offered is less than the buyers agency minimum. Buyer is responsible for reviewing the acknowledgement document, reading and understanding the buyers agency agreement after review.

 Any shortfall of commission will be charged to the buyer on the closing documents.

\_\_\_\_\_Agent can not provide legal advice. Please refer to your attorney, or we can refer several firms that handle foreclosure and auction plus wholesale purchases and sales

\_\_\_\_\_ No showings of foreclosures / auction homes / wholesale properties can be scheduled until proof of funds is provided and buyers agency contract is in place. Estimated costs for closing will be sent for review before the buyers agency contract needs to be signed.

I have read and understand the above information. I have had time to seek counsel for any questions or concerns.

Buyer name ( please print ) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Buyer signature \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_

Provided by:

Agent name Bonnie Wisniewski

Agent signature \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Date: \_\_\_\_\_\_\_\_\_\_