

You Should Know.



Most homeowners experience the buying and selling process a few times in their life. We experience it daily.

That experience affords us the opportunity to work with some amazing vendors while also affords us experience working with vendors that have caused issues for previous clients.

- Lenders that issue pre-approval letters erroneously or fail to perform on time cost both buyers & sellers real money.
- Home Inspectors that carelessly damage homes or leave doors open allowing pets to escape cause irreparable harm.
- Title companies that make errors on documents or fail to ensure an on-time closing ruin the home buying experience.

We believe informing clients as to these experiences falls under our duty of full disclosure & based on those conversations the seller may indicate a preference for a specific vendor. Those preferences are disclosed below.

As these preferences hold value to the seller, utilizing them may have a positive effect on the value of a buyer's offer.

It is important to note that neither the seller nor Revolution Property Consulting Group have any financial interest in specific lenders, inspectors or title companies. These preferences are based on the quality of work typical from these vendors & the increased likelihood of reaching an easy, on-time closing for all parties.

SELLER'S VENDOR PREFERENCE

Lender	Home Inspector	Title Company
Lenders with a local office, local phone number & local representative	Inspectors holding an active license issued by the State of Ohio	Superior Title 513.475.6207 - superiortitlellc.com

Additional Notes:

Tax Abatement will be applied for prior to closing. Finalization of abatement typically takes 30-90 days. Please feel free to add "Seller shall close all permits & apply for tax abatement prior to closing" to your offer.

The shower door for the primary bath was back ordered and was not installed at the time of listing. It is expected very soon, however, please feel free to add "Seller shall install shower door in primary bath prior to closing" to your offer.

Seller Signature: *Daron Larkins*

11/9/2023 | 11:12 AM EST

Property Address: 6710 E Ledge, 45227

