

## **Buyer's Agent Information Sheet**

### **Please Return With Offer**

**Offers To Purchase** – All offers are to be submitted on our North Carolina Offer To Purchase And Contract. Once price, terms and conditions are negotiated and agreed to, the Seller will generate Addendums to our state forms. These Addendums supersede our state purchase agreement and you **CANNOT** make changes to them. Note the following when submitting an offer-

- No Personal Property is included in the purchase price
- The property is Exempt from NC Residential Property Disclosure, write in FORECLOSURE
- The property is marketed “As-Is” and is not warranted by the Seller
- All inspections must be completed within 7 days of final acceptance of the contract. Buyer is responsible for turning on utilities and all expenses incurred for their inspections.
- No offers contingent on the sale of an existing home will be considered
- Weichert, Realtors Rebhan & Associates are required by the Seller to hold earnest money deposits

**When Submitting An Offer To Purchase Include The Following –**

- The completed Offer Summary Sheet
- The signed Buyer's Agent Information Sheet
- A Pre-Approval Letter from the lender listed in the Agents Remarks Section of the property MLS listing
- Proof of Funds, if Buyer is submitting a “cash offer”
- A copy of the Earnest Money Deposit

**Other Important Information-**

- **Earnest Money** - Earnest money is due in Weichert, Realtors Rebhan & Associates office within 24 hours of Seller's verbal acceptance. Most Sellers require a minimum of \$1000 or 10% for cash offers. Earnest money may be forfeited if a transaction does not close after inspection and financing deadlines have passed.
- **HOA Info/Docs** - It is the Buyer Agent's responsibility to obtain any HOA documentation. If available we will give you any HOA contact information we have.
- **Multiple Offers** - If more than one offer comes in on a property before an offer has been accepted; All Buyers will be asked to provide their highest, best, and final offer by a pre-determined time for the Sellers consideration.
- **Per Diem** – In the case of a transaction does not close on the original closing date the Seller may charge for everyday after the original closing date. There are some exceptions, but assume that it will be charged if the delay is the fault of the Buyers, the Buyers Agent, Buyer's Lender or anyone else on the Buyer's side of the transaction.

**If you have any questions feel free to contact us.**

Buyer's Agent \_\_\_\_\_

Date \_\_\_\_\_