

PLEASE REVIEW THE FOLLOWING, IT WILL HELP YOU WITH THE OFFER PROCESS

TO: _____
FAX #: _____ #PAGES: _____

FROM: Bobby's Group Inc. - Re/Max Results
3111 E. Hwy 34, Suite C Newnan, GA 30265
Phone: 770-252-4500 X 208 **Fax: 770-252-4900**

DATE: _____

RE PROPERTY: _____

Offer requiring financing needs a pre-quall letter stating: the loan amount. pre-quall must address that buyer has completed an application, credit has been checked, income, assets and employment has been verified, and it is only conditional on the appraisal on the property and final underwriting approval.

Cash offers require **PROOF OF FUNDS** Letter and 10% down in Earnest Money

All inspections are the Buyer's responsibility and must be performed within 10 days of seller's verbal contract acceptance date

Seller's Addendum takes **priority** over Georgia contract

Foreclosure Companies does **not provide disclosure**

Earnest money check **payable to RE/MAX RESULTS**

Seller will designate the Attorney that will represent the Seller for Closing. If Buyer is choosing their own Attorney they must co-ordinate with the Seller's Attorney for all docs & closing instructions. Most title work has already been completed by Seller's Attorney.

PLEASE NOTE: *If closing does not take place by contract date, PER DIEM CHARGE OF WILL BE ENFORCED (refer to ADDENDUMS for amount)*

Please **FAX** your offer to **770-252-4900**. Hold on to the originals until all terms and conditions are agreed to between parties. When all terms are verbally accepted, we will fax you the changes that need to be made on both the Georgia contract and the Addendum. Please **DELIVER OR OVERNIGHT** the original contract, addendum and earnest money to my office within **TWO (2)** days of Seller's verbal acceptance date **(seller will sign only one set)**.

All Seller authorized repairs must be completed before the sale closes. **NO WORK WILL BE DONE AFTER CLOSING.**

Move-in or storage of personal property is not permitted prior to closing of the sale.

Please call if you have **ANY** questions. **Thank you** for your interest in our Bank owned properties.

The following information is needed to submit the offer to the Seller
Selling Agent Information:

Company: _____
Address: _____
City, State, Zip: _____
Agent Name: _____
Phone Number: _____
Cell Phone #: _____
Fax Number: _____
Email Address: _____
MLS Login ID: _____

Buyers Info: _____
Name: _____
Address: _____
City, State, Zip: _____
Phone Number: _____
Fax Number: _____
Email: _____
Type Buyer: Circle One Owner Occupant or Investor

Buyer Attorney: _____
Name: _____
Address: _____
City, State, Zip: _____
Phone Number: _____
Fax Number: _____
Email: _____

Financing: _____
Company: _____
Contact: _____
Address: _____
City, State, Zip: _____
Phone Number: _____
Fax Number: _____
Email: _____
Type of Loan: Circle one FHA VA Conventional Other



Mold Addendum

Buyer must inspect the property for the presence or absence of any biohazard, including, but not limited to, mold. Mold, mildew, spores and/or allergens (collectively referred to in this agreement as "Mold") are environmental conditions that are common in residential properties and may affect the Property. Mold, in some forms, has been reported to be toxic and to cause serious physical injuries, including but not limited to, allergic and/or respiratory reactions or other problems, particularly in persons with immune system problems, young children and/or elderly persons. Mold has also been reported to cause extensive damage to personal and real property. Mold may have been removed or covered in the course of cleaning or repairing the Property. The Purchaser acknowledges that, if Seller, or any of Seller's employees, contractors, or agents cleaned or repaired the Property or remediated Mold contamination, Seller does not in any way warrant the cleaning, repairs or remediation, if any. Purchaser accepts full responsibility for all hazards that may result from presence of Mold in or around the Property. The Purchaser is satisfied with the condition of the Property and Purchaser has not in any way, relied upon any representations of Seller, Seller's employees, officers, directors, contractors, or agents concerning the past or present existence of Mold in or around the property.

This is a legal document. If you do not understand the terms contained herein, you should consult your attorney before signing.

Buyer

Seller

Buyer

Date

Existing Condition Acknowledgment

“AS-IS, WHERE IS” PROVISION

Addendum to Purchase Contract dated _____, for the property located at _____

BUYER is aware that SELLER acquired property by way of FORECLOSURE, and that SELLER is selling and BUYER is purchasing the property in its “EXISTING CONDITION” WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE.

Buyer acknowledges for Buyer and Buyer’s successors, heirs, and assignees, that Buyer has been given a reasonable opportunity to inspect and investigate the property and all improvements thereon, either independently or through agents of Buyer’s choosing, and that in purchasing the property Buyer is not relying on Seller, or its agents, as to the condition or safety of the property and/or any improvements thereon, including, but not necessarily limited to, **ALL EXISTING WINDOW COVERINGS, FLOOR COVERINGS, ELECTRICAL, PLUMBING, HEATING, SEWAGE, SEPTIC, ROOF, AIR CONDITIONING, IF ANY, FOUNDATIONS, SOILS AND GEOLOGY, PRESENCE OF SOIL AND/OR WATER CONTAMINATION OF ANY KIND, LOT SIZE OR SUITABILITY OF THE PROPERTY AND/OR ITS IMPROVEMENTS FOR PARTICULAR PURPOSES, LEAD CONTENT OF PAINT OR WALL COVERINGS, OR THAT APPLIANCES, IF ANY, PLUMBING AND/OR UTILITIES ARE IN WORKING ORDER, AND/OR IN COMPLIANCE WITH ANY CITY, COUNTY, STATE AND/OR FEDERAL STATUTES, CODES OR ORDINANCES.**

Any report(s) that is required by the Buyer’s Lender is to be the sole responsibility of the Buyer. Buyer shall neither make nor cause to be made: (i) invasive or destructive investigations; or (ii) inspections by any governmental building or zoning inspector or government employee, unless required by Law. Buyer is not allowed to perform, order or otherwise cause any repair(s) and/or work to be done on the property prior to closing without the express written consent of the Seller.

Seller does not warrant existing structure as to its habitability or suitability for occupancy. **BUYER(S) ASSUMES RESPONSIBILITY TO CHECK THE APPROPRIATE PLANNING AUTHORITY FOR INTENDED USE AND HOLDS SELLER AND BROKER HARMLESS AS TO THE SUITABILITY FOR BUYER(S) INTENDED USE.**

Buyer(s) further states that they are relying solely upon their own inspection of subject property and not upon any representation made to them by any person whomsoever, and is purchasing the subject property in the condition in which it now is, without any obligation on the part of the Seller to make any changes, alterations, or repair thereto.

The **CLOSING OF THIS TRANSACTION** shall constitute as acknowledgment by the Buyer(s) that **THE PREMISES WERE ACCEPTED WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND OR NATURE AND IN ITS PRESENT “AS-IS” CONDITION BASED SOLELY ON BUYER’S OWN INSPECTION.**

BUYER

DATE

BUYER

DATE

SELLER

DATE