



Contract Reminder List

This list is designed to highlight items on the residential contract that most sellers tend to overlook or forget about. Please read the contract thoroughly, and don't hesitate to ask any questions however small. As your real estate professional I am more than happy to go over the contract again with you, and explain everything.

Lines 28-48, Fixtures and Personal Property, this lists everything that is attached to the property that should remain as part of the sale, and what is not included. This includes all light fixtures, ceiling fans, curtains, curtain rods, towel rods, fireplace equipment, pool equipment, garage door openers, built-in appliances, and much more. Please read the list thoroughly.

Lines 13-20 Close of Escrow, is the recordation of the signed documents. Most people think that the close of escrow is when they sign the paperwork, and this is not so. The actual close is after everything has been signed, the buyers loan has funded, and then the Title company will record the signed documents, which could be a day or two after signing.

Lines 21-22 Seller shall provide keys, and/or means to operate all locks, mailbox, security system/alarms, and access all common area facilities, including all locks on gates and garage doors.

Line 78, The party responsible for paying for the appraisal, shall do so when required by lender.

Lines 182-194, Inspection Period, The buyer has ten days after an accepted contract to do any inspections they wish, at their own costs. Seller warrants that by close of escrow the property will be maintained in substantially the same condition as to when the buyer wrote the offer. **The seller is responsible for providing the utilities** for the inspections and the final walk-through prior to close of escrow.

Lines 264-270, Final Walk-through, the seller shall grant reasonable access for the buyer to conduct a final walk-through. The final walk-through is to determine that any agreed upon repairs have been completed, and that the property is in substantially the same condition as to when they bought it. **The seller shall provide the utilities** for the final walk-through.

sellers initials _____ sellers initials _____