



REOs - Disclosure Issues (Holly Eslinger)

1. All Master Listing Agreement require full disclosure from the listing broker to the selling broker.
2. ASK. If the listing agent does not give you a disclosure document, then ask.
3. Example of my company's disclosure document.
4. Must ask during inspection period, "what has happened with the property since assignment".
5. If the listing agent says "nothing", ask for that response in writing. They know what they have done to the property.
6. Make sure buyer does an inspection so that there are no surprises.
7. Ask for bills paid.
8. You have the right to ask. Listing agents/brokers must disclose.

EXCLUSIVE HOMES AND LAND

Disclosure

Exclusive Homes and Land and _____ your name _____ release the following information to _____ buyer broker's name and brokerage _____ regarding: _____ property address _____ :

Put the information on mold, roofs, plumbing, pools, electrical and any other defects that we have taken care of in this area. Make sure that you attach all reports and invoices and lien waivers that you have.

Agent signature

Date

Acknowledgement

Buyer or Buyer Broker's signature

Date