



# Buying Residential Resale Properties 2019 with 10 Day Guarantee

Key agent(s) \_\_\_\_\_ will only begin to assist in buying residential resale properties if the following is completed before the buying procedures.

1. The buyer(s) must have one of the following completed:

- a) Certification of funds available on bank stationary if paying cash.
- b) If getting a loan buyer(s) must have underwritten conditional loan approval from a bona fide lender in written format and the lender will forward to me via email at  
\_\_\_\_\_

*Note: Under no circumstances will I consider a pre-approval letter acceptable. I will not with any buyer(s) who does not obtain full underwritten conditional approval or verification of funds.*

Once the above is confirmed the format will be as followed:

If owner occupied

Day 1

- I will have you complete a buyer's guide questionnaire
- I will confirm what you want by showing you new homes that match the criteria you have given me to solidify what it is you want. These builders have built these same models and copied floor plans over the past decade.

Day 2

- I will now go to your desired area and find this model or floor plan for you. I will physically go into the property to verify this floor plan has not been altered from the model you chose. I will disregard flooring, paint, and countertops.

Day 3

- I will give you a list of homes that meet your criteria from above for you to visit and check out each homes community and curb appeal.
- All homes will meet the math index and have a clean CLUE report

Day 4

- I will be happy to show you the TWO homes you have selected from the list the next day.
- I will explain the "Math Index" and CLUE report to you
- You decide which of the TWO homes you want to write an offer on.

- The buyer will agree to deposit funds via wire transfer into escrow, as recommended by agent once offer is accepted and buyer accepts the contents of the resale package.

*If you don't understand something in the resale package you will need to speak with an attorney. By law, I cannot interpret legal material as per NAC645.605 #3*

- If you are getting a loan or are a cash buyer and the inspections on the home are not completed this will also be performed prior to any wire transfer of funds.
- If you have underwritten loan approval the lender orders the appraisal which the buyer pays for. The appraisal cost approximately \$400.