

DISCLOSURE NOTICE TO BUYERS AND AGENTS

- Buyer is **NOT** permitted to make repairs, store personal belongings or occupy the property at **ANY** point prior to closing **AND** funding. Doing so **MAY** result in criminal charges and/or offer cancellation. Properties are regularly inspected. We will find out about the above items!
- Buyer is **NOT** permitted access to the property without their representative present.
- Seller has acquired the property as a result of a foreclosure or similar proceeding and may not be the owner of record at initial listing or prior to closing.
- Seller is typically a financial institution (Bank, Mortgage Company, etc.) whose employees work in a Real Estate Owned (REO) department or an outsourced company for the Seller.
- REO departments/outsourcers typically work normal business hours (not weekends, evenings or holidays) and are located throughout the country and in different time zones.
- REO departments/outsourcers will **NOT** negotiate directly with Buyer or Buyer's agent. Do **NOT** attempt to make contact with the Seller for **ANY** reason. Listing office is the sole point of contact.
- An Offer is considered to be a complete package per the Submitting Offers document. An incomplete package does **NOT** constitute an Offer and **MAY** not be submitted to Seller.
- Seller response times vary. There is **NO** guarantee of prompt response to any Offer regardless of terms.
- A full price Offer does **NOT** guarantee acceptance or that a commission is due and payable from Seller.
- Seller **MAY NOT** pay a selling side commission when Buyer is a real estate licensee.
- Seller **MAY** entertain multiple Offers on the property without accepting any Offer.
- In multiple Offer situations, there is no special consideration given to an Offer that was presented "first", initially "higher" and/or initially at or above asking price.
- In multiple Offer situations, Seller **MAY** accept an Offer with a lower sales price if all other Offer terms are deemed more acceptable **OR** may accept no offer at all.
- Seller **MAY** have started title work. Seller **MAY** require the buyer to use the Seller's closing company as a condition of sale. Seller **MAY** pay for title insurance in these circumstances.
- Seller **MAY** not pay their share of transfer taxes and/or charge other fees. In these cases, Buyer is responsible for paying transfer taxes and/or fees. Refer to the Seller's addendum for details.
- Seller generally will **NOT** make repairs (including lender required repairs), treat for pests, remediate mold, make dye test/municipal requirement corrections and/or perform other actions (including paying fees) as may be typical in traditional sale. Consider this when determining Offer price/financing terms.
- Seller expects all documents returned within 1 (ONE) business day from request.
- Due to the nature of this type of transaction, a closing **MAY** be delayed for title, deed or other issues. While Seller strives to meet negotiated closing dates, there is **NO** guarantee that the date will be achieved. Buyer is still expected to meet the negotiated closing date on their part. Do not schedule contractors, movers, etc. without a confirmed closing date, seller executed and wire confirmation.
- Winterization is done for Seller's purpose. Winterization does **NOT** guarantee against prior or future damage and is not warranted by Seller. Do **NOT** use the winterization in lieu of an inspection.
- Buyer deposits **MAY** be converted to ACH drafts. Buyer agrees to this provision if applicable.
- Checks made payable to Priority Realty, LLC are subject to a \$35.00 non-sufficient funds fee. NSF fee is due and payable in a separate check to Priority Realty, LLC when the new check is presented.

Parties acknowledge and accept by signing below:

Buyer Signature(s):

Buyer's Agent Signature:

_____ date

_____ date

_____ date

SUBMITTING OFFERS

Offers can not be submitted without ALL of the following items:

- 1. Signed Sales Agreement with modifications made per SALES AGREEMENT MODIFICATION document.
- 2. Signed Seller's Addendum to the Sales Agreement (Some of the seller's addendum will be stamped "Sample"). This addendum needs to be signed by the buyer. This acknowledges that the buyer and agent have read and understand the addendum. After an offer is accepted, the buyer will sign a new, identical addendum that has been pre-populated by the seller with the negotiated terms.
- 3. Copy of Earnest (Hand) Money check made payable to Priority Realty, LLC. The listing office MUST hold the hand money. At the time of presenting the offer we just need a copy of the check. Upon acceptance of offer the check must be CERTIFIED FUNDS and immediately sent to:
Priority Realty, LLC
2840 Library Road, Suite 290
Pittsburgh, PA 15234-2621

PLEASE NOTE: A delay in receipt of the Hand Money check may result in the withdrawal of acceptance of the offer. It is recommended that checks are sent by overnight night mail with delivery confirmation.

- 4. Documented financial ability to close.
Proof of Funds. If the offer has cash terms, we need recent documentation showing **liquid funds** equal to or exceeding the offer price. This can include bank statements, a signed letter on letterhead from a financial institution where the funds are held, an established line of credit or similar items. Cash, POF in another's name or LOC's not yet established are NOT acceptable.
Proof of Financing. If the offer is financed, with a mortgage or any means other than **liquid funds**; we need a pre-approval letter from a reputable lender. The pre-approval MUST specify that credit was pulled and proof of funds to close have been verified. In addition, the seller MAY require a letter from the lender indicating the buyers' credit score or a pre-approval from a lender of the seller's choosing.

- 5. Fully completed CONTRACT COVER SHEET.
- 6. Signed ADDENDUM TO AGREEMENT FOR SALE OF REAL ESTATE.
- 7. Signed DISCLOSURE NOTICE TO PROSPECTIVE BUYERS.
- 8. Signed CLOSING NOTIFICATION AND INSTRUCTIONS.
- 9. **Corporate Documentation.** If the title is being taken in any form other than personal name; corporation, LLC, trust, holding company or similar, documentation that verifies signing authority must be presented with the offer. In addition, the seller MAY require further documentation and/or a Certificate of Good Standing from the state in which entity is native.
PLEASE NOTE: Do NOT submit an offer in the name of an entity which has not yet been created.

- 10. Email the complete package to Offers@PriorityRealty.net in one attachment with documents in the following order:
 1. Contract Cover Sheet
 2. Seller's Addendum(s), if any; including Sample Addendum(s)
 3. Addendum To Agreement For The Sale Of Real Estate
 4. P.A.R. Standard Agreement For The Sale Of Real Estate
 5. Copy of Earnest (Hand) Money check
 6. Proof of Funds or Pre-approval
 7. Disclosure Notice To Prospective Buyers
 8. Closing Notification and Instructions
 9. Buyer's Corporate Documentation, where necessary

PLEASE NOTE: Be sensitive to the size of the attachment. Documents do NOT need to be scanned in color. Color scans will make the document size large and not provide the quality that is necessary. Black and white scanning is preferred. We can provide you with setting for scanning your document into Adobe Acrobat that will optimize size and quality. Just ask.

We can **NOT** accept verbal offers, letters of intent or similar, offers which contain an assignment, offers subject to a third party buyer approval or similar contingencies. Nor can we accept offers written on a sales agreement other than the most current P.A.R. STANDARD AGREEMENT FOR THE SALE OF REAL ESTATE. **Please do not ask! These terms are non-negotiable.**

PLEASE NOTE: All forms fields that require an entry can be typed in. For speed and professionalism always type your entries.

SALES AGREEMENT MODIFICATIONS

The following are modifications that need to be made to the agreement prior to presenting any offer. All numbered items are for the current (January 2010) PAR sales agreement. Item changes are noted in **Bold**.

Item 2. **PURCHASE PRICE AND DEPOSITS**

(A) This amount must reflect the final negotiated sales price and match the seller's addendums

(1). The below items relate to Deposit amounts and special terms

CASH OFFERS: \$1000 MINIMUM. It MAY be a higher amount depending upon seller requirements; as much as 10%.

This will be part of the seller's counter offer

FINANCED OFFERS: \$1,000 minimum--MAY be a higher amount depending upon seller requirements, this will be part of the seller's counter offer.

CERTIFIED FUNDS: ALL earnest money checks will need to be certified funds when submitted with an accepted offer's complete package.

(C) Must fill in "**Deposits will be held by broker for seller.**" in the blank space

Item 6. **ZONING**

Must include a Zoning Classification. If you don't know enter "**Per Local Ordinance**"

Item 9. **SELLER REPRESENTATIONS**

(B) **Status of Water** This item must be entered as "**UNKNOWN**"

(C) **Status of Sewer** This item must be entered as "**UNKNOWN**"

Item 11. **INSPECTIONS**

(A) 3. **Seller will have heating and all utilities (including fuel(s)) on for the inspection/appraisals.**

This must be stricken. Utilities will NOT be turned on by the seller!!!!

(C): Elect or Waive ALL inspection contingencies

Item 13. **NOTICES, ASSESSMENTS & MUNICIPAL REQUIREMENTS**

(B) If required by law, within 30 Days from the Execution Date of this Agreement, but in no case later than 15 DAYS prior to Settlement Date, Seller will order at Seller's expense...

In both instances, "**Seller**" must be stricken and "**Buyer**" written in its place

(B) 3. **This paragraph must be stricken.**

Item 14. **CONDOMINIUM/PLANNED COMMUNITY RESALE NOTICE**

(A) within 15 Days from the Execution Date of this Agreement, Seller, at Seller's expense...

In both instances, "**Seller**" must be stricken and "**Buyer**" written in its place

Item 16. **MAINTENANCE AND RISK OF LOSS**

(C) 1. "...together with the proceeds of any insurance recovery obtainable by Seller,"

These words must be stricken

Item 22. **DEFAULT, TERMINATION AND RETURN OF DEPOSITS**

(G) **SELLER IS LIMITED TO RETAINING SUMS PAID BY BUYER, INCLUDING DEPOSIT MONEY, AS LIQUIDATED DAMAGES**

Box for Item G must be checked

Item 23. **MEDIATION**

This paragraph must be stricken.

Item 27. **SPECIAL CLAUSES**

(B) Must add "**Additional Seller and Other Addendums as required and/or included are made a part hereof**"

ALL of the above changes must be initialed by ALL buyers.

THESE CHANGES ARE NON-NEGOTIABLE – PLEASE DO NOT ASK!!!

CONTRACT COVER FORM

Property Address: _____

Buyer Name(s) in which title is to be taken: _____ Buyer's Intended Use: Owner Occupant Investor

LISTING BROKER INFORMATION

Listing Agent Name: Bob Moncavage Company: Priority Realty, LLC
Company Address: 2840 Library Road, Ste 290 OFFICE MLS ID #: 80901
Pittsburgh, PA 15234-2621 AGENT MLS ID#: 205911
Phone Number: 412-819-0777 x12 Fax: 206-666-4556
Email: bob@PriorityRealty.net

SELLING BROKER INFORMATION

Selling Agent Name: _____ Company: _____
Company Address: Street: _____
City/State/Zip: _____
Phone Number: _____ Fax Number: _____
Cellular/Pager: _____ Email: _____
OFFICE MLS ID #: _____ AGENT MLS ID #: _____

BUYER'S ATTORNEY (IF APPLICABLE)

Attorney Name: _____ Company: _____
Company Address: Street: _____
City/State/Zip: _____
Phone Number: _____ Fax Number: _____
Cellular/Pager: _____ Email: _____

FINANCING LENDER INFORMATION

Lender Contact: _____ Company: _____
Company Address: Street: _____
City/State/Zip: _____
Phone Number: _____ Fax Number: _____
Cellular/Pager: _____ Email: _____

CLOSING AGENT INFORMATION

Closing Contact Name: _____ Company: _____
Company Address: Street: _____
City/State/Zip: _____
Phone Number: _____ Fax Number: _____
Cellular/Pager: _____ Email: _____

ADDENDUM TO AGREEMENT FOR THE SALE OF REAL ESTATE

PROPERTY: _____

SELLER: _____

BUYER: _____

Buyer and Seller agree and understand that the AGREEMENT FOR THE SALE OF REAL ESTATE is AMENDED as follows:

Any municipal and/or Home Owner Association (HOA) certification(s), requirement(s), etc. are the cost and/or responsibility of the buyer. This includes but is not limited to: dye tests, occupancy inspections, permits, zoning certifications, resale certificates, utility meter and/or meter interface unit installation, etc. Buyer will order **and** pay for the needed municipal/HOA certification(s), permit(s), inspection(s), etc. Buyer agrees to make any and all necessary corrections that are required as a result of municipal/HOA certification(s), requirement(s), etc. at Buyer's sole expense **after closing** including but not limited to the cost of any needed re-inspection(s). Buyer is responsible to obtain final utility readings and/or final bills as necessary or required including a bill history. Any delays in closing resulting from the Buyer's failure to perform any of the above obligation(s) in a timely manner may cause Buyer to be changed a per diem from the original closing date and/or cancellation of contract and/or loss of earnest money deposit.

Buyer is purchasing the property in its present and as is condition with no warranties expressed or implied by Priority Realty, LLC, its broker, agents or employees, the Seller or the Seller's agents or employees. Buyer will hold harmless these parties for any claims, losses, damages or liabilities which Buyer or Buyer's successors may incur as a result of any condition(s) or defect(s) which may now or hereafter exist with respect to Property. Property has never been inspected nor inhabited by the Seller. Any entity that enjoins Priority Realty, LLC, its broker, agents or employees, the Seller or the Seller's agents or employees in litigation for any issue arising out of property condition agrees that the enjoined party's attorney's fees and costs will be paid by the entity enjoining the party.

Buyer acknowledges that Buyer has viewed the property prior to submitting their offer. For the purposes of this agreement, viewing date is considered to be the day the offer has been submitted to the Seller/Seller's agent. Buyer acknowledges the as-is condition of the property at the time of inspection. Any change(s) in property condition after Buyer's initial viewing shall be communicated in writing to the opposite party by the party identifying the change(s) in property condition.

Buyer is responsible for removal of any personal property including but not limited to vehicles, trash, debris, etc. from the property (if necessary) at Buyer's sole expense **after** closing. Seller, seller's agents, brokers, employees, etc. make no warranty as to condition or ownership of any personal property which remains in the home after closing.

Seller will not purchase a home warranty for Buyer unless specifically agreed to in writing in the Seller's addendum, if any or otherwise in the Agreement of Sale under Special Clauses. Seller will not pay any administration, other fee or additional commission on behalf of the Selling Agent. No commission and/or broker fee(s) are due and payable until the property closes and funds.

The real estate taxes for the property are estimated. Assessment and tax figures can vary. This information was provided by the third parties and is not warranted. The lot size is approximated from information provided in County tax records and is not warranted. Buyer is responsible for verifying this information. Seller may not/does not possess mineral rights or have knowledge of same.

Buyer understands that utilities will not be turned on (unless already on) for any inspections. If Buyer wishes to have utilities on, they may be turn in Buyer's name and at Buyer's sole expense. Buyer must notify Priority Realty in writing of utility activation request. Buyer may be required to pay the cost of de-winterization and/or re-winterization prior to activating water service. Buyer must notify listing office within 1 (one) business day once inspections are complete so the property may be re-winterized. Buyer is responsible for any unreasonable damage that may occur for having said utilities turned on; including lack of notification of inspection completion.

This addendum shall supersede any language to the contrary in the Agreement of Sale but shall not supersede any language to the contrary in any of the seller's addendum(s) if any. **This addendum shall survive closing.**

All parties acknowledge and accept by signing below.

Buyer's Signature _____ Date _____ Seller's Signature _____ Date _____

Buyer's Agent Signature _____ Date: _____ Listing Agent _____ Date _____

BUYER'S AGENT CLOSING RESPONSIBILITIES

Title work is recommended to be opened immediately upon notification of offer term acceptance; whether verbally, via fax, voicemail and/or email notice of same.

All time frames begin from the time the Seller acknowledges acceptance of the offer terms. Do not wait until Seller executed contracts are received to begin title work, mortgage processing and/or closing preparations; particularly when ordering lien letters, final utility bills, dye tests, municipal inspections, HOA docs, etc. These are the buyer's responsibility to order and pay for. Failure to complete these tasks timely may not be a valid reason to extend any time frames or waive per diem.

Most Sellers have their own Closing Agent and/or closing instructions. These are provided in the executed contract package. Please review the contract package for these items or request them from the buyer's agent. These instructions must be followed to the letter. Any deviation may create a delay in closing and can cost the Buyer a per diem assessment if the closing date is not met.

Our office will provide the Buyer's Closing Company with our Commission Statement. If there is a discrepancy between our Commission Statement, the Seller's Closing Agent instructions and/or the Selling Agency's Commission Statement, this must be addressed immediately. Priority Realty, LLC has many different commission agreements with its clients. Our commission is NOT shown in the MLS and has no bearing on selling side of the transaction. Our commission may be more, less or equal to the Selling Agency commission. Our commission may also include a bonus even when a bonus is or is not payable to the Selling Agency.


A copy of the HUD-1 MUST be sent to our office PRIOR to submission to the Seller for approval. There are instances where certain expenses will be paid on the HUD. As the Selling Agent, if the property closes and these items are not paid on the HUD because we were not provided a preliminary HUD-1; you, as the selling agent and/or your company will be charged for any and all amounts not collectable by Priority Realty, LLC. This document is a contract between you, your company as their agent and Priority Realty, LLC. Priority Realty, LLC may seek legal or other action to enforce this provision if necessary. This document shall survive closing.

There will NOT be a representative of Priority Realty, LLC present at the closing, unless otherwise notified. Additionally, there will NOT be a representative of the seller to execute any documents at the closing! All documents need to be prepared and forwarded to the Seller's Closing Agent as many as SEVEN (7) days prior to closing. Upon approval of the HUD-1, please to be sure to coordinate the date/time/location with the Seller's Closing Agent and our office.

-DO NOT CALL the afternoon before expected closing date and say "we are ready to close, is 4 o'clock okay for you?"

Buyer's Agent Signature

Date



Robert G. Moncavage
Broker/owner

Date

Property Address

1.27.2012

REO PURCHASE CONTRACT ADDENDUM

This is the REO Purchase Contract Addendum to that certain Purchase Contract (“the contract”) by and, Sovereign Bank, N.A., formerly known as Sovereign Bank (“Seller”) and _____, buyer, dated _____ respecting the property located at:

In the event any provision of this REO Purchase Contract Addendum (“Addendum”) conflicts in whole or in part with any of the terms of the Purchase Contract, the provisions of this addendum will control. All other provisions of the Purchase Contract, except to the extent that they conflict with the provisions of this REO Purchase Contract Addendum, shall remain in full force and effect.

BUYER AND SELLER AGREE AS FOLLOWS:

(A) DEFINITION OF PROPERTY

As used herein after “Property” means the real property identified in the Purchase Contract, the house and any other improvements thereon, the heating, air conditioner, plumbing and electrical systems, and all appliances or equipment of any nature whatsoever, including but not limited to, microwave ovens, refrigerators, garage door openers, ceiling fans, stoves, oven clocks, intercoms, sprinkler systems, swimming pools, swimming pool equipment, security systems, dishwashers, smoke detectors, kitchen appliances and similar items.

(B) NO REPRESENTATIONS OR WARRANTIES; PROPERTY SOLD “AS IS”

- (i) Buyer agrees that it has had sufficient opportunity to inspect the property.
- (ii) Buyer agrees that if Buyer failed to inspect the Property, such failure shall not alter or impair the understandings and agreements of the Buyer and Seller set forth in this Addendum or in the Contract.
- (iii) Buyer agrees to purchase the Property “as is” and “with all faults”.
- (iv) Buyer agrees that Seller makes no representations or warranties of any nature, express or implied, regarding the Property or its condition.
- (v) Buyer agrees that in contracting to buy the property, Buyer has not relied upon any representation made by the Seller or any parent, subsidiary or affiliate thereof, or any of their officers, directors, employees, agents or representatives.
- (vi) Buyer agrees that by closing hereunder, Buyer accepts the Property as it is on the closing date and that thereafter Seller shall have no further obligations, liabilities or responsibilities of any nature regarding the Property, nor shall Seller have any further obligations, liabilities or responsibilities under this Contract or any addendum thereto, anything else to the contrary notwithstanding.

BUYER INITIALS _____

(C) **REPAIRS BY SELLER**

- (i) Seller's obligation to make repairs shall be limited to those repairs that it has agreed to make provided such agreement is in writing and is contained in the Purchase Contract or an addendum thereto. Except for the foregoing, Seller shall not be obligated for any repairs of any nature whatsoever.
- (ii) Should any lender or any insuring entity or agency require that certain other conditions be met, the Seller, at its sole option, may comply with such requirements or terminate the Purchase Contract. Further, should any FHA Conditional Commitment or VA Certificate of Reasonable Value vary from the agreed upon purchase price of the Property, then Seller, at its sole option, may terminate the Contract.

(D) **OCCUPANCY STATUS**

In the event the Property is occupied by tenant(s) at the time of signing a Purchase Contract, Seller makes no representations regarding;

- (i) compliance of the Property with any rent control or registration laws,
- (ii) the existence of any written leases,
- (iii) the remaining term of any tenancy,
- (iv) the amount of monthly rent, and
- (v) whether the tenant(s) are current in payment of rent.

In addition, Seller does not hold any security deposits for any tenant(s).

(E) **TITLE/DEED/AFFIDAVITS/RECORDING/PAYMENT OF COMMISSIONS & FEES**

(i) The extent of Seller's obligation with respect to title shall be to provide insurable title to the Purchaser. Title to the property may run from the owner of record or from Seller by act of power of attorney on behalf of the record owner.

(ii) Conveyance of title shall be by quit claim deed, or limited warranty deed, whichever is the minimum warranty deed customarily used to convey property in the state where the Property is located.

(iii) Seller shall deliver the Owner's Title Affidavit, FIRPTA affidavit, closing instructions escrow letter and other applicable Seller approved forms in connection with the closing, and shall not be obligated to vary from the terms thereof.

(iv) The deed and other documents of title shall not be recorded until Seller shall have agreed to the final HUD-1 settlement sheet and received the net proceeds of sale, unless applicable State law dictates otherwise.

(v) Seller will make commercially reasonable efforts to cure title defects required to produce insurable title on or before the closing date. Should Seller be unable to produce insurable title by then, Buyer agrees to extend the closing date for up to sixty (60) days beyond the original closing date for such purpose. Should Seller be unable to provide insurable title within the sixty day time frame after the original closing date, this Purchase Contract shall automatically terminate and Buyer as its sole remedy shall be entitled to receive a refund of all monies deposited under the Contract.

(vi) Seller shall only be obligated to pay commissions and fees due under the Purchase Contract if, as, and when the sale closes and it receives the full purchase price.

(vii) Seller shall be responsible to pay only those sale expenses for which it has agreed and which are customarily assumed by Seller in the jurisdiction where the Property is located, and then only in reasonable and customary amounts not to exceed Seller's then current REO fee schedule.

BUYER INITIALS _____

(F) CLOSING AND DELIVERY OF POSSESSION

Closing will be held within ten business days after Seller's receipt of a complete and accurate closing document package including, but not limited to, a fully executed Contract, title report, deed, owner's title affidavit, FIRPTA affidavit, HUD-1, and any other document required for closing, but in no event later than ninety days after full execution of the purchase and sale agreement by both Seller and Buyer. If Seller fails to close by said date for any reason except failure to deliver title as addressed in Section E (v) above, then this Contract shall automatically terminate and Buyer as its sole remedy shall be entitled to receive a refund of all monies it deposited under the Contract.

Seller shall deliver possession of Property at closing and funding of sale proceeds. Buyer may not occupy the Property prior to closing and funding of the purchase price. In the event Buyer alters or occupies the Property or permits it to be occupied by any other person prior to closing and funding, Buyer shall be in default of the Purchase Contract and Seller may terminate the Contract, in which event Buyer shall be liable to Seller for damages caused by such alteration and occupation of the Property prior to closing.

(G) TERMINATION OF CONTRACT

In the event the Contract is terminated by Seller or Purchaser pursuant to any provision of the Contract, this Addendum, or any other addendum, Seller's sole liability to Buyer will be to return Buyer's deposit, at which time the Contract shall cease and terminate and Seller and Buyer shall have no further obligations, liabilities or responsibilities to one another.

(H) IT IS HEREBY AGREED AND UNDERSTOOD THAT THE VERBAL NEGOTIATIONS OF THIS CONTRACT ARE NOT FINAL AND THIS CONTRACT WILL ONLY BECOME IN FULL FORCE AND EFFECT IF AND WHEN ALL PARTIES (BUYER(S) AND SELLER) SIGN ALL DOCUMENTS, THEREBY FULLY EXECUTING THE CONTRACT. SELLER, AT SELLER'S DISCRETION, MAY CONTINUE TO ENTERTAIN ANY AND ALL OTHER OFFERS ON THE PROPERTY UNTIL THESE DOCUMENTS ARE RECEIVED BY THE SELLER, AND SELLER EXECUTES THEM.

NOTE: Excepting only the signature page, each page of this ADDENDUM must be initialed by Seller and Buyer

SELLER: Sovereign Bank, N.A.,
formerly known as Sovereign Bank

BUYER:

BY: _____

DATE: _____

DATE: _____

BY: _____

DATE: _____

OFAC Required Information

The reason we need this information: The U.S. Department of the Treasury's Office of Foreign Assets Control ("OFAC") prohibits "doing business" with OFAC-prohibited parties (individuals, entities and organizations) and certain OFAC-Restricted Countries. All U.S. Persons must comply, including all U.S. Banks. Our Lexis Nexus Search will require the following information.

PROPERTY ADDRESS: _____

AGENT: _____

DATE: _____

For individuals:

1) Buyer's complete, legal Name(s) including any alternate names (anyone who will take title to the property):

2) Buyer's complete address(s): _____

3) Date of Birth: _____

4) **Home** Phone number must be provided: _____

If there is no home phone number, then provide a mobile phone number: Is the above a cell phone number? yes no

Does this transaction involve a U.S. entity/company that is NOT publicly traded on one of the major US stock exchanges? If so, please complete items 1 through 8 of the following:

1) Entity/Organization name, type (Corp LLC, etc.) and State of organization:

2) Entity/Organization address:

3) All Business Owner name(s) and birth date(s):

4) Addresses for Business Owner(s) and **home** phone number(s):

5) Parent Company name(s):

6) Parent Company Address:

7) All Alternate names (d/b/a)

8) All Signers and Others with Real Estate Contract Authority:

Does this transaction involve a U.S. entity/company that IS publicly traded on one of the major US stock exchanges? If so, please complete the following:

1) Entity name:

2) Entity Address:

3) Primary Contacts (i.e., complete legal names of primary contact signers or others with primary Real Estate Contract Authority):

4) Primary Contact Addresses:

5) All Alternate names (d/b/a):
