

Notes and Checklist for Buyer's Agent regarding offers for this home

Note: The seller has a buyer incentive that they can offer for this home. If a buyer wants the incentive, it has to be agreed to in the offer, not in a counter or addendum. Please include the below verbiage:

Seller will pay a maximum of 3% of buyer's mortgage amount toward buyer's loan points and/or non-recurring closing costs (no prepaids or PMI).

Please note it is offered on the buyer's loan amount, not the contract price.

Note: The Sellers (transferee) do not sign the purchase agreement. Offers are verbally negotiated and then the relocation company (Aires) will sell the home to your buyers.

- The **Aires Purchase and Sale Addendum** attached in BLC **must be signed by the buyers.** (No modifications are allowed) and submitted with purchase agreement.
- The **Aires Property Disclosure** completed by transferee and attached in BLC must have **all pages initialed by the Buyers** and submitted with purchase agreement.
- The **State of Indiana Sellers Residential Real Estate Sales Disclosure** (copy 1) form filled out and signed by the transferee and attached in BLC **must have both pages initialed by the buyers.** Do not have your buyers initial in the buyers signature area because the relocation company will be signing this as buyer from the transferee. This must be submitted with purchase agreement.
- The blank **State of Indiana Sellers Residential Real Estate Sales Disclosure** (copy 2) form attached in BLC **must have both pages signed by the buyers.** This must be submitted with purchase agreement. The relocation company is listed as seller on this version and everything should be marked as "Do not know" with X's.
- The **Aires Inspections** (Home, Pest, & Radon Warranty, etc.) attached in BLC **must have Buyers initials on each page** and submitted with purchase agreement.
- The Purchase Agreement **must list "American International Relocation Solutions, LLC"** as the SELLER.
- In the Further Conditions of the Purchase Agreement, please place the following verbiage: **"The Aires Purchase and Sales Addendum must be made part of the sales agreement like any other addendum."**
- A copy of the **Earnest Money Check must be** submitted with purchase agreement.

- A **Pre-Approval Letter** or **Proof of Funds** if cash offer **must be** submitted with purchase agreement.
- The title company must be selected by the relocation company