



FORECLOSURE DISCLOSURE

Billy Howell Team

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Subject Property: 2010 NE 33rd St. Lighthouse Point, FL 33064

SUBJECT PROPERTY IS EITHER, BANK OWNED, CORPORATE OWNED OR INVESTOR OWNED.

Multiple Offers may be received on the property on which you are making an offer. The seller is under no obligation to negotiate offers in the order in which they are received, and it is at the Seller's discretion as to which offer, if any, they choose to accept or counter at any time. Counteroffers will be given verbally or via email and may take 1-7 days for seller response. Contracts must be complete, legible and filled in properly per instructions provided before it will be presented to the seller.

No offer is considered "Accepted" until the contract is signed by all parties.

Unless otherwise agreed upon Seller will clear all known liens and any violations tied to such liens. The buyer(s) accepts property "AS IS" "WHERE IS" which may include code violations, open or expired permits. Buyer will "hold harmless" the Seller, and Home Sold Florida, LLC and all of its agents in all matters relating to the property.

No work or repairs may be made prior to the closing of the property.

The seller conveys Real Property only. The seller does not sell personal property and none will be conveyed in the contract.

Buyer's agent must accompany all inspectors and buyer(s) to the property at all times. The selling agent will not give out the lockbox code to anyone. We do report agents who release codes or unaccompanied access to subject property to buyers without seller/ listing agent authorization. Property maybe subject to electronic surveillance.

Association fees, if applicable, are approximate and not guaranteed. It is the buyer's responsibility to verify monthly, quarterly and or yearly fees, any assessments, restrictions and amenities with the association directly.

Occupancy prior to closing is strictly forbidden and may result in the cancellation of the contract.



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The contract includes specific closing dates which must be adhered to. Extensions will only be granted at the seller's discretion and may carry a per diem late fee.

Some or all utilities may not be available for inspections or walk through.

Buyer(s) hereby agrees to have all utility services including water, sewer, electricity, gas and Association Dues, if applicable, transferred into Buyer(s) name no later than the first business day following closing. Buyer(s) also agree to accept responsibility for payment of any utility charges accrued after the date of closing. All or some of the utility services are in the name of the Seller or the Listing Broker. It is the Buyer(s) sole and absolute responsibility to make any arrangements necessary for the transfer of utilities into their name.

Once the closer states the property has FUNDED, Seller will provide Buyer with one key to the front door only. Seller does not have any other keys, including mailbox keys, recreation keys, security system codes, or garage door openers. For security reasons it is recommended that the locks be immediately changed once the buyer has possession of the property.

I have read and fully understand the above statements.

BUYER _____

DATE _____

BUYER _____

DATE _____

BUYER AGENT _____

DATE _____

BUYER PHONE: _____

Check Buyer Type: ☐ Home Owner ☐ Second/Vacation Home ☐ Investor