

EMAIL CONTRACTS TO CONTRACTS_DTR@BELLSOUTH.NET

ALL PRE-FORECLOSURES SHORT SALES ARE SUBJECT TO A THIRD PARTY APPROVAL. LENDER APPROVAL COULD REQUEST TO CHANGE THE FOLLOWING: CLOSING DATE, COMMISSION PAID TO REALTORS, OTHER TERMS AS REQUESTED

BANK AND OR LIEN HOLDERS RESERVE THE RIGHT TO COUNTER OFFER THE PURCHASE AGREEMENT AS A CONDITION FOR APPROVAL.

ALL OFFERS MUST INCLUDE (*OFFERS WITHOUT THIS WILL NOT BE CONSIDERED*):

MUST BE PRESENTED ON AN "AS-IS" CONTRACT FORM AND MUST CONTAIN A CLAUSE STATING THAT BUYER MAY NOT CANCEL CONTRACT UNLESS REPAIR ESTIMATES EXCEED THE GREATER OF \$2,000.00 OR 5% OF THE CONTRACT PRICE.

CONTRACT MUST CONTAIN A PROVISION THAT SELLER IS PROVIDING THE BUYER WITH AN OWNER'S POLICY OF TITLE INSURANCE AND THAT THE SELLER WILL SELECT THE CLOSING AGENT.

- PROOF OF FUNDS IF CASH
- PREAPPROVAL LETTER - IF FINANCED
- SOURCE OR PROOF OF DOWN PAYMENT
- COPY OF ESCROW CHECK. (ESCROW CHECK TO BE DELIVERED UPON ACCEPTANCE OF OFFER FROM LENDER TO TITLE COMPANY)

TITLE COMPANY THAT IS ASSIGNED TO THE FILE MUST BE USED. (NO EXCEPTIONS)

BUYER TO PAY \$495.00 TRANS FEE TO DREAM TERRA REALTY INC.

DUE TO THE PROPERTY DISCOUNTS, ALL OFFERS ARE SUBJECT TO MULTIPLE OFFER SCENARIOS. PLEASE MAKE SURE THAT YOUR OFFER IS THE HIGHEST AND BEST AT ALL TIMES. PREFERENCES MAY BE GIVEN TO OFFERS THAT HAVE CASHIER CHECKS OR MONEY ORDERS FOR THE DEPOSIT.

BUYER UNDERSTANDS THAT BECAUSE THIS IS A PRE-FORECLOSURE SHORT SALE, THERE MIGHT NOT BE AN AVAILABLE SET OF CONDOMINIUM DOCUMENTS FROM THE SELLER. THE BUYER AGREES THAT IF THERE IS NO AVAILABLE SET OF CONDOMINIUM DOCUMENTS, IT WILL BE THE BUYER'S RESPONSIBILITY TO OBTAIN THEM FROM THE ASSOCIATION.

IF ANY OF THE PROVISIONS ON THIS ADDENDUM CONFLICT WITH THE CONTRACT, THIS ADDENDUM SHALL CONTROL. TIME IS OF ESSENCE.

Buyer

Seller

Buyer

Seller

Buyer's Agent

Listing Agent