

AGENT NOTES

1. The seller owns this property because they foreclosed on a tax lien - they have never visited the property nor have they had the property inspected therefore they have no information to provide about the property or the history of the property – please do not ask these questions – all properties are sold in “as-is” condition
2. The name of the seller is in the MLS and may not match what is in the MLS tax records – please use the name provided in the MLS
3. If this property is actively on the market the seller has at least a judgement foreclosing on the right of redemption but may be waiting for the county to issue the tax deed – different counties take different times to complete that process (usually 30-60 days) - the seller cannot settle until they receive the deed from the county
4. If the property is actively on the market, then the property is still available – please do not ask if the property is “fully” available – not exactly sure what the means
5. The seller’s tax deeds are recorded deeds therefore this is a standard sale between my seller and your buyer
6. Unless stated in the MLS these properties are vacant – you do not need to call to schedule an appointment – please schedule all appointments online through MLS
7. We do not discuss other offers, that includes whether there are other offers that have been already submitted – We also do not negotiate offers through email, voice or text – if your buyer wishes to submit an offer, please email that written offer and it will be forwarded to the seller as they are received – Most sellers are companies that are only open during business hours so please be patient for a response. If you include a deadline for a response and that deadline passes, your offer will automatically be withdrawn after the deadline and no longer considered
8. Your commission is based on the buyer brokerage agreement you have with your buyer – it is not negotiated with the seller – if your buyer would like to request the seller to pay that fee, please include the appropriate addendum with your offer
9. Please include any addendums you, your broker, your association may require with your offer – we do not write contracts and may not have access to your required addendums – they will not be submitted to the seller after the contract that was submitted has been ratified – please see “seller docs” uploaded to MLS
10. The best way to get a response from the listing agent is to email – please be patient for a response
11. HOA/Condo information is estimated when the property is listed – buyer will receive a resale package if required which should include all correct information