

Brell Realty Auction

CHECKLIST FOR CLOSING REQUIREMENTS:

Please Choose a Business or Write in Your Preference for Each of the following if it is your desire to have an inspection in that area.

		Seller	Buyer			Seller	Buyer
PLUMBING INSPECTION				MOLD INSPECTION			
Anderson Bros, Holdrege	308-995-4481	<input type="checkbox"/>	<input type="checkbox"/>	ServiceMaster	308-324-3072	<input type="checkbox"/>	<input type="checkbox"/>
Jones Plumbing	308-324-3333	<input type="checkbox"/>	<input type="checkbox"/>	Cozad Carpet Cleaning	308-784-3708	<input type="checkbox"/>	<input type="checkbox"/>
Linden's Plumbing	308-324-4929	<input type="checkbox"/>	<input type="checkbox"/>	Jelco	308-746-1401	<input type="checkbox"/>	<input type="checkbox"/>
Cozad Service, Inc.	308-784-3477	<input type="checkbox"/>	<input type="checkbox"/>	Integrity Home Inspection	308-627-5471	<input type="checkbox"/>	<input type="checkbox"/>
Lammels-Araraphoe	308-926-7710	<input type="checkbox"/>	<input type="checkbox"/>	HOME INSPECTION			
Advantage Plumbing	308-325-3038	<input type="checkbox"/>	<input type="checkbox"/>	Integrity Home Inspection	308-627-5471	<input type="checkbox"/>	<input type="checkbox"/>
Area Services, Overton	308-325-1753	<input type="checkbox"/>	<input type="checkbox"/>	B & L Construction	308-539-1237	<input type="checkbox"/>	<input type="checkbox"/>
Kirby Plumbing	308-325-0517	<input type="checkbox"/>	<input type="checkbox"/>	Witt Construction	308-345-4464	<input type="checkbox"/>	<input type="checkbox"/>
River Valley Services	308-697-4815	<input type="checkbox"/>	<input type="checkbox"/>	Wayne Lammel	308-962-7881	<input type="checkbox"/>	<input type="checkbox"/>
				Walt Fick	308-440-4157	<input type="checkbox"/>	<input type="checkbox"/>
TITLE INSURANCE				ROOF/STRUCTURAL			
Todd Wilson PC	308-785-2320	<input type="checkbox"/>	<input type="checkbox"/>	Mike Blivens	308-746-4235	<input type="checkbox"/>	<input type="checkbox"/>
Phelps Title Company	308-995-4622	<input type="checkbox"/>	<input type="checkbox"/>	Roof Pros	308-708-0850	<input type="checkbox"/>	<input type="checkbox"/>
H.O. Smith	308-324-2216	<input type="checkbox"/>	<input type="checkbox"/>	T.L. Sund	308-324-6286	<input type="checkbox"/>	<input type="checkbox"/>
Heldt & McKeone	308-324-5151	<input type="checkbox"/>	<input type="checkbox"/>	Peaque Roofing	308-320-1408	<input type="checkbox"/>	<input type="checkbox"/>
Hart, Dawson & Sudbeck	308-784-4580	<input type="checkbox"/>	<input type="checkbox"/>	Glurs, Oxford	308-991-7795	<input type="checkbox"/>	<input type="checkbox"/>
McCook Abstract Company	308-345-4900	<input type="checkbox"/>	<input type="checkbox"/>	HEATING & AIR			
ELECTRICL INSPECTION				HEATING & AIR			
Bill Nott	308-962-7428	<input type="checkbox"/>	<input type="checkbox"/>	River Valley Services	308-697-4815	<input type="checkbox"/>	<input type="checkbox"/>
Fagot Electric	308-324-4018	<input type="checkbox"/>	<input type="checkbox"/>	Fagot Electric	308-324-4018	<input type="checkbox"/>	<input type="checkbox"/>
Colin Hinds	308-324-7331	<input type="checkbox"/>	<input type="checkbox"/>	Dawson Co. Climate Control	308-784-5217	<input type="checkbox"/>	<input type="checkbox"/>
Kratzer Electric	308-324-6145	<input type="checkbox"/>	<input type="checkbox"/>	Primary Electric	308-324-2418	<input type="checkbox"/>	<input type="checkbox"/>
Primary Electric	308-324-2418	<input type="checkbox"/>	<input type="checkbox"/>	Anderson Bros, Holdrege	308-995-4481	<input type="checkbox"/>	<input type="checkbox"/>
S&S Electric-Arapahoe	308-962-7410	<input type="checkbox"/>	<input type="checkbox"/>	Cozad Services	308-784-3477	<input type="checkbox"/>	<input type="checkbox"/>
Cozad Services	308-784-3477	<input type="checkbox"/>	<input type="checkbox"/>	Day & Night Services	308-962-7710	<input type="checkbox"/>	<input type="checkbox"/>
Mike's Electric	308-784-4392	<input type="checkbox"/>	<input type="checkbox"/>	OTHER			
Martin Electric	308-324-4241	<input type="checkbox"/>	<input type="checkbox"/>	CIS Edaphic (Radon)	308-325-5455	<input type="checkbox"/>	<input type="checkbox"/>
Shane Area	308-325-7490	<input type="checkbox"/>	<input type="checkbox"/>	Radon-Integrity Home Insp	308-627-5471	<input type="checkbox"/>	<input type="checkbox"/>
Moonlight Electric Davy Schutz	308-325-5479	<input type="checkbox"/>	<input type="checkbox"/>	DHHA Well & Septic	308-535-8134	<input type="checkbox"/>	<input type="checkbox"/>
TERMITE INSPECTION				OTHER			
Environmental Pest Control	308-325-2833	<input type="checkbox"/>	<input type="checkbox"/>	Kirk's Trenching	308-325-0123	<input type="checkbox"/>	<input type="checkbox"/>
Dawson Pest Control-	308-325-5602	<input type="checkbox"/>	<input type="checkbox"/>	Walking A Survey	308-876-2101	<input type="checkbox"/>	<input type="checkbox"/>
D&L Pest Control-McCook	308-345-2249	<input type="checkbox"/>	<input type="checkbox"/>	Miller & Associates	308-995-6677	<input type="checkbox"/>	<input type="checkbox"/>
Brico Pest Control-Indianola	308-655-0197	<input type="checkbox"/>	<input type="checkbox"/>				
Reliable Pest Control-Holdrege	308-995-6773	<input type="checkbox"/>	<input type="checkbox"/>				

Seller's Signature [Signature] Date 7/20/17 Buyer's Signature _____ Date _____

Seller's Signature [Signature] Date 7-20-17 Buyer's Signature _____ Date _____

Seller's Insurance Company Farmers Mutual Buyer's Insurance Company _____

Existing Home Disclosure Acknowledgement

Please confirm the following:

1. That you are buying a pre-owned home. It is not in new condition. You should not expect it to be perfect.
 2. It is recommended that you obtain a general home inspection from a qualified inspector to determine the integrity and external components of the dwelling. All the inspections should be completed within 10 days after the final acceptance (or per stated in the purchase agreement)
 3. That if you have specific concerns about the property such as, but not limited to: the condition of the roof or basement, furnace or air conditioning, plumbing or electrical service, structural integrity, the lot size or the location of boundaries, whether the home is on a well water system, or whether it has a septic or sewer system; we urge you to obtain an inspection by a qualified professional trained in your specific area of concern.
 4. We can not guarantee that a child will attend a certain school in the school district or which schools children would attend. If zoning or future zoning or whether there are any potential code violations are important factors in your decision to purchase the property, you are urged to verify this yourself, as any information you receive may not be accurate.
 5. Information on the Sellers Property Disclosure form has not been verified. If any items on said disclosure are concerns, you should seek professional advice. A home warranty or CAP Program is something you may look into and is available for you to purchase.
 6. That upon your walk-through inspection prior to closing, you determine non-compliance of the working condition of the heating, air conditioning, water heater, sewer, plumbing, electrical systems, or any built-in appliances, you should either:
 - a. ensure repairs are made prior to closing
 - b. request sufficient funds to be withheld from the seller to assure compliance.
- or
- c. Not close until satisfactory written agreement is reached

REALTORS® can not be liable for defects and malfunctions in the property.

I have read and understand the above and acknowledge receiving copy of the same.

Buyer _____ Date _____

Buyer _____ Date _____

[Signature] _____ *9-26-17*

Seller _____ Date _____

Carol A. Carter _____ *Sept 26, 2017*

Seller _____ Date _____

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure for property located at 1022 Park Ave, Cambridge 69022 (address)

- (a) Presence of lead-based paint and/or lead-based paint hazards (initial (i) or (ii) below):
- (i) _____ Known lead-based paint and /or lead-based paint hazards are present in the housing (explain)
- _____
- (ii) GCm Seller has no knowledge of lead-based paint and/or lead based paint hazards in the housing.
- (b) Records and reports available to the seller (initial (i) or (ii) below):
- (i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
- _____
- (ii) GCm Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial)

- (c) _____ Purchaser has received copies of all information listed above.
- (d) _____ Purchaser has received the pamphlet *Protect Your Family From Lead in Your Home*.
- (e) Purchaser has (check (i) or (ii) below):
- (i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead based paint hazards; or
- (ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)

- (f) 15 Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller	Date	Seller	Date
<u>General Contractor</u>	<u>9-26-17</u>	<u>General Contractor</u>	<u>Sept. 26, 2017</u>
Purchaser	Date	Purchaser	Date
<u>Leah Ann Breen</u>	<u>9-26-17</u>		
Agent	Date	Agent	Date