

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. Sellers selections are recommendations only. Buyers selections are authorizing/ordering.

| | | 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 checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> | Integrity Home Inspection | 308-627-5471 | <input type="checkbox"/> | <input type="checkbox"/> |
| Lammels-Ararahoe | 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 checked="" 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"/> | Walt Fick | 308-440-4157 | <input type="checkbox"/> | <input type="checkbox"/> |
| Dawson Co. Climate Control | 308-784-5217 | <input type="checkbox"/> | <input type="checkbox"/> | Wayne Lammel | 308-962-7881 | <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 checked="" type="checkbox"/> | <input type="checkbox"/> | Peaque Roofing | 308-320-1408 | <input checked="" 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 | | | | OTHER | | | |
| Bill Nott | 308-962-7428 | <input type="checkbox"/> | <input type="checkbox"/> | CIS Edaphic (Radon) | 308-325-5455 | <input type="checkbox"/> | <input type="checkbox"/> |
| Fagot Electric | 308-324-4018 | <input type="checkbox"/> | <input type="checkbox"/> | Radon-Integrity Home Insp | 308-627-5471 | <input type="checkbox"/> | <input type="checkbox"/> |
| Colin Hinds | 308-324-7331 | <input type="checkbox"/> | <input type="checkbox"/> | DHHA Well & Septic | 308-535-8134 | <input type="checkbox"/> | <input type="checkbox"/> |
| Kratzer Electric | 308-324-6145 | <input type="checkbox"/> | <input type="checkbox"/> | Kirk's Trenching | 308-325-0123 | <input type="checkbox"/> | <input type="checkbox"/> |
| Primary Electric | 308-324-2418 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Walking A Survey | 308-876-2101 | <input type="checkbox"/> | <input type="checkbox"/> |
| S&S Electric-Arapahoe | 308-962-7410 | <input type="checkbox"/> | <input type="checkbox"/> | Miller & Associates | 308-995-6677 | <input type="checkbox"/> | <input type="checkbox"/> |
| Moonlight Electric <i>Davy Schutz</i> | 308-325-5479 | <input type="checkbox"/> | <input type="checkbox"/> | Mid-Nebraska Well Drilling | 308-746-1479 | <input type="checkbox"/> | <input type="checkbox"/> |
| Martin Electric | 308-324-4241 | <input type="checkbox"/> | <input type="checkbox"/> | | | | |
| Shane Area | 308-325-7490 | <input type="checkbox"/> | <input type="checkbox"/> | | | | |
| TERMITE INSPECTION | | | | | | | |
| Environmental Pest Control | 308-325-2833 | <input type="checkbox"/> | <input type="checkbox"/> | | | | |
| Dawson Pest Control- | 308-325-5602 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | | |
| D&L Pest Control-McCook | 308-345-2249 | <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  Date 12-11-18

Buyer's Signature _____ Date _____

Seller's Signature  Date 12-11-18

Buyer's Signature _____ Date _____

Seller's Insurance Company _____

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.



Seller

12-11-18

Date



Seller

12-11-18

Date

Buyer

Date

Buyer

Date