

Seller's Homework

What I will need from you...

To make our time together more effective, please have the following ready (if available) at the time of our appointment.

1. **Loan Documents** showing lender name and address, loan number, current balance, interest rate, monthly payment, and type of loan (VA, FHA or conventional).
2. **Name and Number of Homeowner's Association** (if applicable), with the list of services provided and monthly/annual dues.
3. **Title Policy or Abstract** or the location of the same.
4. **Home Improvement Log** (included)
5. **Copies of Any Recent Inspections** on your property-- including furnace, roof, septic or radon.
6. **Survey** (if applicable) -- usually kept with your loan closing papers.
7. **Hand-Drawn Plot** showing location of the house, well, and septic, if applicable.
8. **Copy of Septic Pumping Receipt** (if your system was pumped within the last 12 months) or well test reports, if applicable.
9. **Seller Disclosure Form**
10. **Lead-Based Paint Disclosure** -- if your home was built prior to 1978.
11. **Supply Two Extra Keys** to your front door for the lock box and agent.

I can answer any questions regarding these documents when we get together.
Thank you!



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