

NORTHERN GREAT LAKES REALTORS® MLS LLC
DISCLOSURE REGARDING FORECLOSURES AND SHORT SALES
(This Form is not all inclusive and all banks may not operate in the same manner)
Page 1 of 2

Property Address: _____
Buyer's Name: _____ This Disclosure Statement concerns the
property situated in the _____ of _____, County of
_____, State of Michigan, described as (Legal Description):

This statement is a disclosure of information regarding the above-described property and is intended to provide a potential Purchaser with information regarding the process of sales involved in either Foreclosure or Short Sales.

SHORT SALES:

Typically, there are at least two 'Sellers' one has to deal with in a short sale. One is the title holder; the other is any lien holder. During the negotiating process, the Listing Agent will need to receive approval of any offer from all parties. This can be a very long and tedious process, and will require patience on the part of the Buyers, REALTORS®, and Sellers. During this process, the property will still remain for sale, and during this time period subsequent offers may be considered by the Seller(s).

Time is of the essence once the agreement is accepted. If the closing fails to occur by the end of any redemption period, the transaction will be void. Also, the transaction could be void if the homeowner redeems the property during the redemption period.

FORECLOSURES:

Submission of Offer: Each bank has its own forms and addendums that you will need to sign. Read them carefully.

The good faith deposit may need to be a cashier's check and may be held by a third party, such as a title company, attorney's office, or by the listing broker. At some point the deposit may become nonrefundable. See the purchase contract and all addendums to determine these particulars.

Once your offer is submitted, there may be a waiting period while the bank verifies with the investor or mortgage insurance representative if the offer will be acceptable. Remember that during this time the home is still for sale and subsequent offers could be considered.

You may be required to be pre-approved by the bank's own mortgage representative. You may, however, choose to obtain financing from your own lender.

Buying 'AS IS': Seller may not supply a "Seller's Property Disclosure Statement".

Some banks allow an inspection by you of the home. If the home is winterized, some banks require you to de-winterize in order to do the inspection. You may be required to re-winterize the home at your expense. Some banks will allow utilities to be on, others may require you to pay to have them turned on.

The home may have housing code, use, or zoning violations, as well as related fines, fees or back taxes.

Home Warranties are available, but some warranty companies will not insure bank foreclosed homes while others may have a 30 day waiting period for all claims. Some repairs may be considered pre-existing and are not covered by the warranty.

NORTHERN GREAT LAKES REALTORS® MLS LLC
DISCLOSURE REGARDING FORECLOSURES AND SHORT SALES
(This Form is not all inclusive and all banks may not operate in the same manner)
Page 2 of 2

PROPERTY ADDRESS: _____

Closing: Closing and title work for the Seller will be at the bank's discretion.

Once you have signed all closing documents, you may not be allowed to occupy the home or receive keys until the bank processes all closing documents, which may be several days.

Any extensions of the closing date requested by you are at the bank's discretion and, in some cases, will incur a daily fee.

ELECTRONIC TRANSACTIONS: The parties agree to conduct this transaction by electronic means. This Agreement may be executed by providing an electronic signature under the terms of the Uniform Electronic Transactions Act. It may not be denied legal effect or admissibility as evidence solely because it is in electronic form, permits the completion of the business transaction referenced herein electronically instead of in person, or has been stored electronically. As an alternative to physical delivery, any document, including any signed document or written notice may be delivered in electronic form only by the following indicated methods: Facsimile Email Internet No Electronic Delivery. Documents with original signatures shall be provided upon request of any party.

REALTOR®: _____ Buyer : _____

Agent for: _____ Buyer : _____

Dated: _____