

OSPREY TITLE

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Bringing You Safely Home

For-Sale-By-Owner \$100 Credit

Selling your home is a time consuming, stressful process; especially now that residential resale inventories are increasing and everyone seems to be predicting a slower real estate market.

Osprey Title would like to help alleviate some of your stress by giving you the necessary contracts and disclosure statements you might need for the sale of your home. All we ask is that you consider using ***Osprey Title*** to provide settlement services to close the sale of your home. Contact us and we'll bring the docs to your door!

Choose ***Osprey Title*** as your closing agent and we'll give you assistance getting your home closed and we'll even give you a ***\$100*** credit towards your closing costs.

That's right, free contracts, assistance getting your home closed and a ***\$100*** credit towards your closing costs simply for choosing ***Osprey Title!***

Osprey Title offers outstanding service, competitive rates and title insurance policies underwritten by Stewart Title Guaranty Company. Stewart is one top three title insurer nationwide and has been consistently recognized for their superior service, technical innovation and customer support!

Have special concerns, worries, issues and want to speak with an attorney? Thinking of trying a 1031 tax-deferred exchange? ***Osprey Title*** is affiliated with the law offices of ***Robert G. Lowe, PL.***

No matter whether you're selling your house on your own or working with a real estate agent or broker, contact ***Osprey Title*** for a smooth, worry-free transaction.

Osprey Title ~ Bringing You Safely Home!

Contents

Osprey Title is pleased to provide the following documents you might need to sell your home. If you need additional copies please call Bob Lowe at (727) 647-3700 or send him an email at Bob@OspreyTitle.com

1. FAR/BAR Contract for Sale and Purchase – the standard contract recommended by the Florida Association of Realtors (FAR) and the Florida Bar (BAR). Updated annually this standard contract includes provisions for the seller to make repairs for items damaged by wood destroying organisms and to repair household items not in working condition unless expressly excluded. Be careful filling out this or any contract; wherever you see blank line or space, you should fill in the blank even if the contract provides for a default value. Visit "www.rgllaw.us/fl_contracts" for more information.

2. FAR/BAR "As Is" Contract For Sale and Purchase – almost identical to the standard FAR/BAR contract except that it excludes the provisions requiring the seller to make repairs and includes an inspection period wherein the buyer may conduct various property inspections to determine whether or not to purchase the property.

3. Seller's Real Property Disclosure Statement – proactive statement seller's knowledge about the property's major components and systems. Aids purchasers in feeling confident about their decision to purchase your home.

4. Seller's Mold Addendum to Disclosure Statement – proactive statement of seller's knowledge of mold or any other environmentally hazardous materials in the home. If you have eliminated or removed the mold or hazardous substances then you need not disclose that information, unless there are side effects which would "materially" effect a buyers' decision to purchase the property.

5. Lead Based Paint Warning Statement – required disclosure for properties built in 1977 or earlier. If this disclosure is required you will also need to provide a copy of the pamphlet "Protect Your Family From Lead In Your Home," available upon request or at "www.rgllaw.us/lead_paint.pdf."

6. Sinkhole Disclosure – proactive statement of seller's knowledge of sinkhole activity on the property being sold or an adjacent property.

7. Homeowner Association/Community Disclosure Statement – especially important if there is a mandatory homeowner or community association that the buyer is required to join upon purchasing your home.

8. Condominium Association Disclosure – mandatory if the property being sold is a condominium.

Courtesy of Bob Lowe ~ Osprey Title ~ (727) 647-3700

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