

## **Important Information & Instructions When Presenting an Offer to Fannie Mae, Seller**

1. Fannie Mae will pay buyer's title insurance; Owner and Mortgagee, all simultaneous fees & endorsements to include recording costs, closing fees, title search and title exam, wire/courier fees & tax lien search. The Title Company that will be used for this transaction is:  
**LAW OFFICES OF MARSHALL C. WATSON.**  
**954-771-5522**  
  
( If no Title Company listed, call Listing Agent at 850-519-2624.)
2. In exchange, it is preferred that the buyer agree to pay the Seller (Fannie Mae) Doc Stamps on the deed at closing.
3. You must use the TBR Contract accompanied by the following:
  - Insert the verbiage or use "Page 7" from Associated Docs in MLS
  - Check made payable to the Title Company listed above (call Chris if not listed)
  - Include Pre-qualification or Funds available document from the lending institution, bank; etc.
  - Include Lead Based Paint Addendum (if applicable) in Associated Docs for the property listed.
4. On the Real Estate Purchase Addendum: Do not fill in the Item 1 – Verbal Acknowledgement. This will be completed upon verbal acceptance & printed docs will be provided.
5. If the buyer is an investor, Paragraph 14 of the Real Estate Purchase Addendum must be checked and completed (please see below for the formula)

**“GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$SALES PRICE x120% FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$SALES PRICE x 120% FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THIS DEED. THESE**

RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL GRANTEE.

6. Leave Item 38 on the contract blank – Terms and Conditions – this will be printed upon verbal acceptance with regards to what seller has agreed to pay for on behalf of the buyer.
  7. Fannie Mae will not do repairs, improvements, or replacements. All properties are sold “as is” with a 10 day right to inspect once we have a verbal acknowledgement. Fannie Mae may choose to provide a WDO report and will only “treat if live infestation” is found up to \$1000.
  8. Fannie Mae will not sign the Buyers Disclosures. There are no Sellers Disclosures, Restrictive Covenants, if any, will be provided by buyer’s agent.
  9. Fannie Mae will not accept any contract contingent on anything except buyer’s financing.
  10. In most cases, you can expect a replay from Fannie Mae within 24-48 hours, excluding weekends and holidays, and during normal business hours.
  11. All offers are to be presented to Chris Cicatello, in PDF format, at: [ccicatello@embarqmail.com](mailto:ccicatello@embarqmail.com)
  12. For more information on HomePath Programs, go to: [www.homepath.com](http://www.homepath.com)
- If there are any issues with the download form the Associated Docs in MLS or if you have any questions, please call Chris Cicatello at 850-519-2624.

Thank you for your business!