

Property Profiler

City: _____ Seller: _____

Address: _____

Asking Price: _____

Type of Property: Comm. _____ Res. _____ Multi. _____ *Notes*

Zoning: _____

of units: _____

3brm+: _____

2brm: _____

1brm:/Bach: _____

Commercial _____

Rental Income: Annual: _____ Monthly: _____

Rental Breakdown: _____

Structure:

Exterior _____

#of Floors _____

Windows _____

Doors _____

Lot Size _____

Sq. Ft. _____

Garage _____

Parking _____

Roof _____

#of Meters _____

Visual Inspection (Comments/fix-up/Location/Ammenities)

Expenses:

Electric _____

Gas _____

Water/Sewer _____

Taxes _____

Insurance _____

Utilities _____

Appliances/Equipment:

of: W _____ D _____ F _____ S _____

Type of Heating: _____ Water Supply _____

Furnace Y/N Water Heater Y/N Air Cond. Y/N

Financing:

Seller (Comments) _____

Property Questionnaire:

When calling, say your name and I am a Real Estate Investor:
(Is your house still for sale? I have some questions to ask you about your property. It'll take about 5-6 minutes. Have you got some time?)

Where is the house located, the address: _____

Telephone Number: _____

Seller's Name: _____

Price: _____

(How negotiable is your price)

How did you come up with the price: _____

Financial

Mortgages: 1st) _____

Int. Rate _____ **Payment** _____

Term remaining _____

2nd) _____

Int. Rate _____ **Payment** _____

Term Remaining _____

Currently rented: Y or N

Current rent per unit: 1) _____ 2) _____ 3) _____ 4) _____ 5) _____ 6) _____

What type of property: _____ **Age:** _____ **#Bedrooms** _____

(1 storey, 2 storey, brick, siding, bungalow, etc.)

Pool: _____ **Garage:** _____ **# Toilets:** _____ **Lot Size:** _____

Sq. Feet: _____ **Carpet:** _____ **Flooring:** _____

Roof: (age, type) _____ **Appliances: W / D / F / S / DW / MW**

How Old: _____

Equipment: WH / F / AC How Old: _____

Electrical: _____ **Plumbing:** _____

Water/Sewer: Y or N **Well/Septic: Y or N**

Monthly Costs

Water/Sewer: _____ **Gas:** _____ **Electric:** _____ **Trash Removal:** _____

Association Fees: _____

Why: (It sounds like such a great property, why are you selling?) _____

How Much: (How much actual cash do you need on the day of closing?) _____

When: (When do you need to close?) _____

**What about the property have I not asked you, that you think I should know?
Comments:**

Fax Number: _____

Property Comparative Analysis

Property Data

Address _____
City _____ State _____ Zip _____
Owner _____ Phone _____
Agent _____ Phone _____
Listing Price _____
Additional Information _____

of weeks on market _____

Comparables

- 1) Address _____
Date Sold _____ # weeks on market _____ List Price _____
Selling Price _____ # of bedrooms _____ # of bathrooms _____
Sq. ft _____ Lot Size _____ Condition _____
- 2) Address _____
Date Sold _____ # weeks on market _____ List Price _____
Selling Price _____ # of bedrooms _____ # of bathrooms _____
Sq. ft _____ Lot Size _____ Condition _____
- 3) Address _____
Date Sold _____ # weeks on market _____ List Price _____
Selling Price _____ # of bedrooms _____ # of bathrooms _____
Sq. ft _____ Lot Size _____ Condition _____
- 4) Address _____
Date Sold _____ # weeks on market _____ List Price _____
Selling Price _____ # of bedrooms _____ # of bathrooms _____
Sq. ft _____ Lot Size _____ Condition _____
- 5) Address _____
Date Sold _____ # weeks on market _____ List Price _____
Selling Price _____ # of bedrooms _____ # of bathrooms _____
Sq. ft _____ Lot Size _____ Condition _____

Average List Price _____ Average Selling Price _____

Comments _____

PROPERTY INSPECTION CHECKLIST

Present Owner's Name: _____
 Closing Date: _____
 Address: _____

AREA/ITEM	CONDITION		Repair Notes
	Good	Repairs Needed	
Kitchen			
Walls			
Ceiling			
Floor			
Refrigerator			
Stove/Oven			
Sink			
Disposal			
Fans/Exhaust			
Countertops			
Cabinets			
Dishwasher			
Lights			
AREA/ITEM	CONDITION		
	Good	Repairs Needed	
Living/Dining Room			
Walls			
Ceiling			
Floor/Carpet			
Lights			
Ceiling Fans			
Closets/Mirrors			
Windows/Screens/Frames			
Doors/Locks			
Fireplace			
AREA/ITEM	CONDITION		
	Good	Repairs Needed	
Bedrooms (specify)			
Walls			
Ceiling			
Floor/Carpet			
Lights			
Ceiling Fans			
Closets/Mirrors			
Windows/Screens/Frames			
Doors/Locks			
AREA/ITEM	CONDITION		
	Good	Repairs Needed	
Bathroom(s)			
Walls			
Ceiling			
Floor/Carpet			
Lights			
Ceiling Fans			
Closets/Mirrors			
Windows/Screens/Frames			
Doors/Locks			
Sinks			
Bathtub/Shower			
Toilet			
Fixtures/Towel/Accessories			
AREA/ITEM	CONDITION		

	Good	Repairs Needed	
Other			
Patio/Deck/Balcony			
Furnace			
A/C unit			
Smoke Detectors Working (include # on premises)			
Garage Door (if applicable)			
Fences (if applicable)			
Storage Area(s)			

Appliances included in sale:

Type	Make	Model	

INSPECTIONS:

Type	Date Ordered	Date Completed	Notes / Cost of Repairs
TERMITE			
ROOF			
HVAC			
ELECTRICAL			
PLUMBING			

COMMENTS : _____

Property Database Quick Reference Form

Property:

Address: _____
Telephone: _____ Fax: _____ Email: _____
Purchase Price: _____ Closing Date: _____

Settlement Information:

Lawyer: _____
Address: _____
Telephone: _____ Fax: _____ Email: _____

Tenants & Lease Information:

Tenants: _____
Telephone: _____ Lease Term: _____
Rent: _____ Deposit: _____ Security Deposit: _____

Property Manager:

Contact Person: _____ Company: _____
Address: _____
Telephone: _____ Fax: _____ Email: _____

Insurance Information:

Agent: _____ Company: _____
Address: _____
Telephone: _____ Fax: _____ Email: _____

Real Estate Broker/Agent:

Agent: _____ Company: _____
Address: _____
Telephone: _____ Fax: _____ Email: _____

Title Company:

Name: _____ Company: _____
Address: _____
Telephone: _____ Fax: _____ Email: _____

Home Inspector:

Name: _____ Company: _____
Address: _____
Telephone: _____ Fax: _____ Email: _____

Mortgage Broker:

Name: _____ Company: _____
Address: _____
Telephone: _____ Fax: _____ Email: _____

Assignment of Contract

Date: _____

Seller _____

Address: _____

Telephone#: _____

Original Buyer: _____

Address: _____

New Buyer: _____

Address: _____

Telephone#: _____

Telephone#: _____

Original Contract Date: _____

By this assignment of contract, and with an assignment fee of \$ _____,
_____ (original buyer) exercises his/her unqualified right to assign all of
the rights and obligations of the attached contract for sale and purchase,
dated _____, on the property located at _____

with _____ (seller) to the Contract Buyer as follows: the Buyer
of the contract on this property hereby agrees to fulfill all the same conditions,
obligations and terms of the attached contract for sale, dated _____.

The total consideration for this agreement is \$ _____, non-refundable,
to be paid as follows:

Upon signing this agreement, Contract Buyer recognizes that the Original Buyer is no
longer a party to the above referenced contract for the property located at:

Original Buyer: _____

Date: _____

Original Buyer: _____

Date: _____

New Contract Buyer: _____

Date: _____

New Contract Buyer: _____

Date: _____

Notarized:

Assignment of Contract

Date: _____

Seller _____
Address: _____

New Buyer: _____
Address: _____

Telephone#: _____

Telephone#: _____

Original Buyer: _____
Address: _____

Telephone#: _____

Original Contract Date: _____

By this assignment of contract, and with an assignment fee of \$ _____,
_____ (original buyer) exercises his/her unqualified right to assign all of
the rights and obligations of the attached contract for sale and purchase,
dated _____, on the property located at _____

with _____ (seller) to the Contract Buyer as follows: the Buyer
of the contract on this property hereby agrees to fulfill all the same conditions,
obligations and terms of the attached contract for sale, dated _____.

The total consideration for this agreement is \$ _____, non-refundable,
to be paid as follows:

Upon signing this agreement, Contract Buyer recognizes that the Original Buyer is no
longer a party to the above referenced contract for the property located at:

Original Buyer: _____

Date: _____

Original Buyer: _____

Date: _____

New Contract Buyer: _____

Date: _____

New Contract Buyer: _____

Date: _____

Notarized:

BUYER PURCHASING "AS IS" ADDENDUM

Addendum to Purchase Agreement between parties dated _____, 20____ pertaining to the purchase and sale of the property at:

CONDITION OF PROPERTY: The property being purchased by Buyer, including the dwelling, other improvements, fixtures, appliances and personal property, is not new, and is being purchased "AS IS".

RIGHT AND DUTY OF INSPECTION: buyer shall have the right and duty to inspect the property or to have the inspected by a person of Buyer's choice, at Buyer's expense. Buyer shall have the right to make a pre-closing inspection of the property, to determine that the property is in the same condition as of the date of this addendum.

SETTLEMENT IS FINAL: It is understood the Buyer accepts the property "AS IS." ANY WARRANTIES OF PHYSICAL CONDITION OF THE PROPERTY CONTAINED IN THIS PURCHASE AGREEMENT ARE VOID. The Seller has no further responsibility or liability with respect to the condition of the property. This provision shall survive delivery of the deed or contract for deed.

OTHER: _____

Buyer

Date

Seller

Date

Addendum

Addendum to the agreement of sale dated _____ between
_____ Seller, and _____ Buyer,
and/or his/her assigns, of the said property located at: _____
_____.

The terms and conditions of this Addendum shall prevail in the event of a conflict with the terms and conditions of the attached sale agreement.

1. _____

2. _____

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

11. _____

12. _____

13. _____

14. _____

15. _____

16. _____

17. _____

18. _____

19. _____

20. _____

This Addendum, upon execution by both parties, is herewith made an integral part of the aforementioned sale agreement.

Date executed by Seller(s) _____

Buyer

Witness

Buyer

Witness

Date executed by Seller(s) _____

Seller

Witness

Seller

Witness