

CONTRACT OF SALE QUESTIONNAIRE

1. Names, address and marital status of the Seller(s):

2. Names, address and marital status of the Buyer(s):

3. Street address, lot, block and municipality of the subject property:

4. Items included with the sale, i.e. washer, dryer, refrigerator, window treatments, lawn furniture, swing sets, etc.: _____
5. Items specifically excluded from the sale, i.e. built in cabinets, chandeliers, ceiling fans, window treatments, curtain rods, etc.: _____
6. Agreed upon purchase price: _____
7. Initial deposit amount Buyer(s) will put down towards contract at signing: _____
8. Type of financing (Conv, VA, FHA), the mortgage amount that the Buyer(s) are applying for and the name and contact information of the mortgage company:

9. Are there any credits towards closing costs? If so, how much? _____
10. Is the Buyer(s) purchase of this property contingent upon the sale of another property? If so, is that property under contract? _____
11. Is the sale contingent upon Seller(s) finding suitable housing? If so, what is the timeframe for finding the suitable housing? _____
12. Anticipated Closing Date: _____
13. Does the Seller(s) need to remain on the premises after closing? If so, how many days and amount of payment to the Buyer(s)? _____
14. Type of home: single family detached, townhouse or condo: _____
15. Is the property serviced by public water/sewer or well/septic? _____
16. Is the property serviced by gas or oil? If oil, is the tank below or above ground? Has there ever been an oil tank underground on the property? If so, was it abandoned or removed?

17. Are there solar panels? _____

18. Are there any tenants? If so, will they remain on the property?_____
19. Is there any type of association dues? If so, to whom, how much and how often?

20. Has there ever been any issues with termites or wood destroying insects? Is the property under contract with a termite company? If so, name of company?_____
21. Have there ever been any radon tests done at the property?_____
22. Is the property located within a flood zone?_____
23. Are there any restrictions on the property due to wetlands?_____
24. Are there any realtors involved in the transaction?_____
25. Does the Buyer(s)/Seller(s) have an attorney for this transaction?_____
26. Is the Seller(s) responsible for Township inspections, i.e. Certificate of Occupancy and Smoke/Carbon Monoxide Detector inspections?_____
27. Is the property being sold "As Is", meaning that the Seller(s) will not be responsible for any repairs?_____

Please provide a copy of the prior Deed, Survey or Title Policy. These will assist in getting the new documents completed in a timely fashion.