

Submitting Your HomePath.com Offer

1. Review & Download the documents attached to the MLS (Contract Addendum, Contract Coversheet & Lead based paint disclosure & Owner Occupant Certification if applicable)
2. Write offer on As-Is Contract (FAR/BAR 10 pg or newest)
Cross out #s 13-23 on page 1 ~ Fannie Mae does not warrant appliances or personal property - if it is there now it will most likely be there at closing but no guarantees ~ have buyer initial
Max days for home inspection: 10
Add the following verbiage to 'additional terms' on page 9 "Pursuant to Section 28 of the Real Estate Purchase Addendum, this document is subject to all terms and conditions set forth in the Real Estate Purchase Addendum."
3. Fill out the Real Estate Purchase Addendum thoroughly.
 - a. Buyer must initial next to section #10f on their choice. A check or x is not enough.
 - b. If buyer is subject to deed restrictions (investor buyers) please check section #14 & use the figures: 120% of purchase price & 3 months from closing date.
4. Fill out CoverSheet ~ find REO ID# on Homepath.com ~ fill out your info, buyer info, lender info, closing co if buyer picking
5. Go to HomePath.com ~ log in if you have an account. If you do not have an account please choose "register now". Search for the property you are placing an offer on (if searching by address use full address, city and state). Click on the property. Then click the blue button 'Make an Offer'. Be certain that you double check your work and that all details match your written offer exactly in order to be reviewed by Fannie Mae. You will then upload your documents. It may take 2-5 days to hear back from us on a response. Feel free to call or email with questions or to make sure we did in fact receive your offer if you do not hear from us. (Please be aware of First Look ~ the first 15 days are only open to owner occupants on many properties. Investor offers will be rejected until after the 15th day). If your buyer will be an owner occupant please let us know if they own & are selling, are renting, etc as Fannie Mae is very strict on this policy.
6. Disallowed contingencies: 1031 Exchanges, subject to sale of another home
7. We will also need proof of funds and/or pre-approval letter so have that ready to send asap if not in the initial offer. Escrow deposits can be made upon acceptance.

If you have any questions feel free to call or email us!
Thanks for showing & selling one of our Fannie Mae properties!

Your Future in Florida Awaits

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www.FloridaFutureAgents.com

