

Listing supplements

- Property is tenant-occupied through March 31, 2027
- Lease is active and must be assumed by the buyer
- Rent has been prepaid in full by the tenant and already received by the seller
- Buyer will not receive any rental income during the remaining lease term
- No rent proration or credit to be given at closing
- Tenant will remain in possession after close of escrow under existing lease terms
- Showings are limited to Monday mornings only, with proper notice required
- Listing, MLS remarks, and all marketing materials must clearly disclose tenant occupancy, prepaid rent, and access restrictions
- Buyer and buyer's agent must acknowledge and accept these conditions prior to submitting an offer
- Cash offer prioritized
- House sold as-is. No repairs will be done