# REO Buyer Sheet

**Date:** _____

**Property Address:** _____

This property be used for: ☐ Homestead ☐ Investment **Date Property Viewed:** _____

**Buyer Name:** _____ Married / Single / Investor / Business
*(Circle one)*
*MUST match pre-approval or proof of funds. Watch middle name/initial!*

Address: _____ Phone: _____

_____

**Buyer Name:** _____ Married / Single / Investor / Business
*(Circle one)*

Address: _____ Phone: _____

_____

Signor: _____ _____
*If the buyer is a business, please provide EIN number and a copy of the Articles of Organization. Signors name MUST be listed.*

**Agent:** _____ **Brokerage:** _____

Address: _____ Phone: _____

_____ **Is agent related to buyer or part of company?**

E-mail: _____ ☐ Yes ☐ No

**Lender:** _____ Contact: _____
*(for cash offer, list bank that provided the proof of funds.)*

Address: _____ Phone: _____

E-mail: _____ Fax: _____

**Buyer understands this property is being sold 'as-is'. No repairs will be made to the property prior to closing unless authorized by the seller. Inspection is for buyer's informational purposes only.**

**Buyer agrees to assume all outstanding city violations (if any).**
**PLEASE HAVE BUYER INITIAL CURRENT VIOLATION LIST AND SEND WITH OFFER (WHEN APPLICABLE).**
***To check for outstanding violations in the City of Milwaukee, go to www.ci.mil.wi.us/NeighborhoodServicesSystem.***

**Buyer understands property is winterized. Buyer will have to put utilities in buyers name to get the home de-winterized for inspection. Seller will de-winterize and winterized the day of the inspection. If the furnace does not work the seller may not fix the furnace and the home will not be able to be de-winterized for inspection purposes.**

**Seller will not pay for or be responsible for gap endorsement.**

***Proof of Funds or Pre-Approval Letter (dated within 30 days) MUST accompany offer or it will not be submitted.***
**Email offers as 1 PDF to listing agent.**
**Bank LBP will be included in doc package. Addenda S and Addenda A is not used.**
**Do NOT send em with offer.** EM will be held with the sellers title company and is due with the doc package.
Title company info will be sent with the bank addenda once an offer is being worked with by the seller.

SELLING AGENT PLEASE NOTE: The key will be held at the office and can be picked up prior to closing for the final walk through and for closings. PLEASE be sure to make arrangements. The house key will NOT be at the closing office!