

Buyer's Checklist

- TENANT ESTOPPEL CERTIFICATE- (For rental properties only)** I have received from Seller copies of Tenants Estoppel Certificates for each of the tenants remaining at the property I am purchasing and I have forwarded copies to my attorney and realtor.

- LEASE- (For rental properties only)** I have received copies of the leases for any tenants remaining at property and I have forwarded copies to my attorney Jill B. Brakeman and to my real estate agent

- SECURITY DEPOSIT & LAST MONTHS RENT- (For rental properties only)**
I am aware of the amount of any security deposits and last months rents to be transferred to me will be forward via separate check to be held in an interest bearing account for the tenants.

- Homeowners Insurance** - I have obtained Homeowners Insurance and paid the first years premium in full. at least a week prior to closing.. (Even your insurance will be escrowed into your mortgage you will still need to pay the first years up front)

- WORK DONE TO THE PROPERTY-** I have informed my attorney of any work that is required to be done to the property before and/or after the closing. The work completed before the closing must be paid in full by the Seller or Buyer and receipts marked "paid" must be provided to Jill Brakeman's office. Advise Jill B. Brakeman's office of the bills due to be paid at closing or receipts that must be obtained prior to closing.

- UTILITIES-** I have arranged my service & transfer from seller.

- FUEL OIL-** Remember to arrange with the seller through my agent to fill the oil tank or have the tank measured, as I will have to pay seller for the fuel oil in tank at the closing. A receipt of the tank reading **MUST** be provided to the attorneys to ensure proper credit at closing.

- WARRANTIES-** Follow up on receiving any warranties for appliances and the like as I should receive same prior to closing

- MOVING-** I have firmed up the closing date with Jill B. Brakeman's office prior to scheduling my movers.

- WALK THROUGH:** Remember to arrange with your realtor to have a final walk through done prior to closing to ensure that the property is in good repair before I purchase the home. I will immediately notify my attorney of any problems I see at the walk through as I understand that Seller may be required to place money in escrow to address any issues outstanding

- KEYS & GARAGE DOOR OPENERS:** Discuss with realtor prior to closing my access to property by way of keys and garage door opener. For example, will the keys be left at the house, or brought to the closing for my access at that time.