

\*\*\* AGENTS: When submitting offers, SELLER OF RECORD TO BE "SPH Three, LLLP" \*\*\* Please include BOTH JUSTIN TYE and the CO-LIST AGENT names on the contract as... "Justin Tye and 'co-list agent name'" \*\*\* Please include RPA, current POF, & lender prequal letter/approval (PDF only), Home Inspection Contingency to be 10 days or less, Appraisal Contingency to be 14 days or less, Loan Contingency to be 21 days or less. The buyer has 10 days or less (per the contingency period) to complete their home inspections before their inspection contingency will be waived per the Terms and Conditions Addendum that the buyer signed with their offer (unless buyer timely cancels the agreement or delivers an NSP on or before the contingency deadline) . This also includes the appraisal & loan contingency dates; these will likewise be waived on their respective dates per the T & C's (unless buyer timely cancels the agreement or delivers an NSP on or before the applicable contingency deadline). In order for you to protect your client please be sure any request for repairs or credit is timely issued.

If the repairs are important to the buyer, Zillow requires the exact location, specific details of repair & page # from the inspection report on the RR otherwise we will be unable to submit the RR. Thank you for your understanding.

For example: Re: \_\_\_\_\_ Inspections report dated \_\_\_\_\_, Seller agrees to the following repairs to be performed by sellers contractors of choice: Page 2, Item 1.2, Picture 9: Seller to install GCFI in kitchen. Page 5, Item 1.0, Picture 5: Master bathroom toilet leaks, seller to repair. Page 57 Item 3, Picture 2 & 3: 3 tiles on roof are cracked, seller to repair. Smoke detector to be installed in Master bedroom. MLS is deemed reliable but may not always be accurate. Agents/brokers to verify all information and complete buyer due diligence. Zillow, Inc., an affiliate of Seller, holds a real estate broker license in the state where the property is located. Thank you so much for showing and submitting!

If you have any questions, please reach out to the Co-List agent.