



# Questions To Ask When Reviewing Your Contract

1. Purchase Price: \_\_\_\_\_
2. Term of contract: \_\_\_\_\_ Closing Date: \_\_\_\_\_
3. Initial deposit amount: \_\_\_\_\_
4. Loan Amount: \_\_\_\_\_ % Downpayment towards loan: \_\_\_\_\_ All Cash:
5. Proof of funds to cover initial deposit amount and downpayment:  Received
6. Is the buyer requesting a Home Warranty? If so, what is the amount: \_\_\_\_\_
7. **CONTINGENCIES:** You should know how many days after a fully executed contract the following contingencies are due and the actual date they are due. Mark it on your calendar!
 

_____ Seller Disclosures	_____ Buyers Investigations/Inspection
_____ Home Owner Association Documents	_____ Sale Of Another Property
_____ Appraisal	_____ Home Insurance
_____ Loan	_____ Title

Once all of these contingencies are complete, the buyer is required to give you FULL CONTINGENCY REMOVALS. This is a formal agreement a buyer will sign. **Make sure you see a copy of this contingency removal.**
8. Seller Credit Amount: \_\_\_\_\_
9. Do the following items convey (come) with the property:
 

___ Refrigerators	___ Microwave	___ Electric car charging systems
___ Wine Refrigerators	___ Video Doorbell	___ Potted trees/shrubs
___ Washer	___ Security Cameras and equipment	___ Storage Sheds
___ Dryer	___ Smart home devices	___ Any Furnishing
___ Dishwasher	___ Above group pools/spa	
___ Stove/Ovens	___ Bathroom Mirrors	
10. Listing agent's visual inspection due date: \_\_\_\_\_
11. Net sheet from title or escrow detailing the fees:  Received
12. If the buyer misses any contingency dates discuss with your realtor about giving a "NOTICE TO PERFORM" giving the buyer 48 hours to remove any contingency.
13. If the buyer is delayed on closing ask your Realtor about giving the buyer a "DEMAND TO CLOSE" giving the buyer 48 hours to close.

