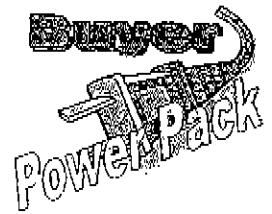




Eagle Real Estate Inc.

# Questionnaire

"Giving power to our clients!"



(Ms)

Last name (s): COMER Home Phone: (765) 289-9634

First Name: XANDRA Other Phone(s): 215-6087 Birthday 2, 19 / / #### 54

First Name: Work Other Phone(s): 282-0053, Ask for Xandra Comer Birthday / / ####

Home Address: 200 E. Oldfield Ln Apt E City MUNCE State IN Zip 47303

#1 Email NONE @ #2 Email @

To help you achieve your goals in relation to buying a home I need to ask you some questions that will help me to understand how I can serve you best. Tell me, what is the primary reason(s) you are interested in finding a new home?

- 1) Self Improvement
- 2) Make Life Better
- 3) Grand child stability
- 4) Comfort
- 5) Piece of Mind
- 6) No Move Rent

How long have you been looking for a home? on what - saw ad on TV Chicago Man

Relatives/or Children living at home YES / NO Name: #1 Anthony - Grandchild AGE/OR 1 Birth date / / ##

#2 AGE/OR Birth date / / ## #3 AGE/OR Birth date / / ##

#4 AGE/OR Birth date / / ## #5 AGE/OR Birth date / / ##

Do you have any special school requirements for any of your children? Possibly - Not Central Not Rating  
Out Schools close to Job.

Pet's/Animal needs in home? NONE Pet's/Animal's names or type of Animal None

Approximately how many square feet are you looking for in a home? # Bedrooms 3 Least / 2 BR with Den

# Bathrooms 1-2 Yard size/Mis Back Yard Important No Acreage MONTHLY budget range for housing \$ 500 - 500

What is the absolute highest you would consider spending if you found the perfect house? Monthly Maximum or Price Maximum?  
\$550<sup>00</sup> \$500<sup>00</sup>

Have you been working with a Real Estate Agent? YES  NO  If yes, have you signed a buyer agency agreement with the first agent?

Have you worked with an Agent in the past? YES  NO  If yes, based on your past experience with Realtors, how can we best enhance your buying experience in this transaction?

No Money

Please rate the importance of each feature that you would like in your new home.

ENTERTAINMENT AREA	1	2	3	4	5	DEN	1	2	3	4	5
FAMILY ROOM	1	2	3	4	5	MODERN KITCHEN	1	2	3	4	5
CARPET COLOR	1	2	3	4	5	POOL/SPA	1	2	3	4	5
OPEN FEELING	1	2	3	4	5	LARGE YARD	1	2	3	4	5
FAMILY NEIGHBORHOOD	1	2	3	4	5	LOW MAINTENANCE YARD	1	2	3	4	5
SINGLE STORY	1	2	3	4	5	PRIVACY	1	2	3	4	5
TWO STORY	1	2	3	4	5	BBQ/PATIO AREA	1	2	3	4	5
BASEMENT	1	2	3	4	5	VIEW	1	2	3	4	5
SPECIFIC SCHOOL	1	2	3	4	5	LARGE GARAGE	1	2	3	4	5
DISTANCE TO SHOP/WORK	1	2	3	4	5	OUTBUILDINGS	1	2	3	4	5
NEWER HOME	1	2	3	4	5	ACREAGE	1	2	3	4	5

Very Impo.

Are there any other feature/items that are important to you that we have not mentioned?

Windows / Close to work / No Flooding / Structure  
Insulation / Low Utilities

Could you please describe what you would consider an ideal home for you. Tell me about the most important

features, floor plan, decor, yard, etc.? Nice Quiet Neighborhood - Peace Quiet / BBQ Outside  
No Broken Bottles Laying Around

Tell me, what do you see you or your family doing in your new home? What hobbies, do you have.....  
 (entertaining, relaxing, raising a family, etc.) BBQ out back, Relaxing, Dinners, family & Friends

over / Driveway to Park in / Not Side of Road.

Are there any areas, locations, subdivisions that you prefer or would like to look at?

None

What attracted you to these areas or preferences?

None

What do you feel will be the key factors in your purchasing decision? (Price, terms, locations, features of property, etc.)

All of the Above

Rent 475  
~~465~~  
 WAT  
 electric 3/mo  
 gas 55/mo

What time frame do you have in mind for moving? Lease up next month -- Find Perfect House

What will you do if you do not find a home in that time frame? Lease Month to Month\*

Currently you OWN RENT What is current monthly housing \$465 If you currently own, do you have plans to sell your home in the near future? YES NO If yes, may I offer you a free market analysis & our marketing plan for you to consider? YES NO I will offer you this with no obligation on your part. DATE/TIME

What value do you believe your home has? \_\_\_\_\_ Is your home currently listed for sale? YES NO

How much is it listed for? \_\_\_\_\_ Have you ever listed your home? If YES, when and with what agent(s) have you (are) you are listed with?

How long has it been on the market? None

My goal is to help make your home buying experience positive. To do that we need open communication. With this, the little problems that naturally come up in buying a home can be handled easily and without stress. Is there anything that I should know that might be helpful in our working together?

Handed - Mr Carter

Do you have a preference for main contact? YES - whom Home or Cell phone CVibrante

When are the best time(s) for me to call you? ANYTIME Sun: NO YES - TIME Anytime  
*Work Schedule Afternoon 3-10PM Night Work Different*  
 Mon: NO YES - TIME \_\_\_\_\_ Tues: NO YES - TIME \_\_\_\_\_ Wed: NO YES - TIME \_\_\_\_\_  
*School 12-3-OR-6-9:30 PM*

Thur: NO YES - TIME \_\_\_\_\_ Friday: NO YES - TIME \_\_\_\_\_ Sat: NO YES - TIME \_\_\_\_\_

When is the best time for you to look at property? *Mainly Mornings\**

Do you have knowledge of the MLS system? YES NO Do you understand how I am paid for my services? YES NO  
 May I explain to you how Exclusive Buyer Agency will benefit you? YES NO Are you willing to commit to  
 exclusively working with me? YES NO Would you like daily updates for new listings to your Email? YES NO  
 Other Comments/information.

**Financial Information - Optional---COPY OF PRE-APPROVAL LETTER**

In order to help you obtain the best interest rates and terms, I need to gather some basic financial information. This will allow me to explore all financing options & to expedite your loan pre-approval. You may provide this information at your discretion. It will be held in total confidence and will only be used to help you secure the most favorable financing terms possible on your behalf.

Do you understand the mortgage process? YES NO Closing Costs? YES NO Loan origination fees? YES NO  
 Title Insurance? YES NO Have you or your spouse ever filed bankruptcy? YES NO Discharge date? \_\_\_\_\_  
 Are you or your spouse veterans with honorable discharge? YES NO  
 Have you or your spouse ever defaulted on a mortgage? YES NO  
 Have you made your payments timely in the past twelve months? YES NO Don't KNOW  
 May we run your credit for a pre-qualification? YES NO If YES, please sign below.....

Signatures authorizing credit report here X \_\_\_\_\_ X \_\_\_\_\_  
 Signature Date Signature Date

May we have a lender contact you to pre-approve you and go over with you exactly what is needed to get the best rates and terms for you? YES NO When would be best time to call, \_\_\_\_\_ and best # \_\_\_\_\_

Full Legal name(s) \_\_\_\_\_ SS# \_\_\_\_\_ DOB \_\_\_\_\_

Full Legal name(s) \_\_\_\_\_ SS# \_\_\_\_\_ DOB \_\_\_\_\_

Do you have a family member, or financing through work, or other means to purchase a home? YES NO  
 If yes, please explain \_\_\_\_\_

What forms of financing are you considering in purchasing a home?  
 Fixed Rate Variable Rate FHA VA 95% 97% 100% financing Conventional Other: \_\_\_\_\_

Current Employer & Occupation \_\_\_\_\_ YEARS \_\_\_\_\_  
 Current Employer & Occupation—Spouse \_\_\_\_\_ YEARS \_\_\_\_\_

Any gaps in employment in the past two years? YES NO, If yes, explain \_\_\_\_\_

Monthly Income information:  
 Your income \_\_\_\_\_ Spouse income \_\_\_\_\_  
 Other source of income \_\_\_\_\_ Other income \_\_\_\_\_  
 Misc. comments \_\_\_\_\_

Is any income commission? YES NO If yes, do you have a guarantee? YES NO How long on commission? \_\_\_\_\_  
 Are you or your spouse self-employed? YES NO How Long \_\_\_\_\_ Pay/receive child support? YES/NO \_\_\_\_\_ wkly.

Primary or Joint List monthly loan, medical, or credit card payments Spouse

List any past collections or judgements: \_\_\_\_\_

How much down payment do have available now? \$ \_\_\_\_\_ Source of down payment funds? \_\_\_\_\_

Is this money in a bank account? YES NO Other comments \_\_\_\_\_  
*\$5000*

# BUYER'S EXCLUSIVE AGENCY CONTRACT

This Contract is entered into and shall commence on JANUARY 27, 2005 (Broker) and by ERA Eagle Real Estate (Buyer),

XANDRA COMER (Buyer), Buyer employs Broker for the purpose of exclusively assisting Buyer to locate property described below or other property acceptable to Buyer, and to negotiate terms and conditions acceptable to Buyer for purchase of property. This Contract shall terminate at midnight on April 27th, 2005.

A. BROKER AGREES to diligently attempt to locate property acceptable to Buyer; to negotiate price, terms and conditions acceptable to Buyer, for the purchase of property; and shall act in the Buyer's best interest during the term of this Contract.

B. DESCRIPTION (INCLUDING, BUT NOT LIMITED TO, LOCATION, PRICE RANGE AND OTHER TERMS):  
As described by client

## C. BROKER'S COMPENSATION:

1. Retainer Fee: Buyer has paid Broker a non-refundable retainer fee of \$ ----0----. This amount shall be credited to the total amount due at time of closing any transaction accomplished under this agreement including, but not limited to, a lease with option to purchase.

2. Commission: In consideration for the services to be performed by Broker, Buyer also agrees to pay Broker a commission of \$ ----- or 3.500 % of the total purchase price; however, the total commission paid to Broker shall not be less than \$ \*\* \$1,000.00. In the event seller pays a commission under a listing agreement and Broker, with the consent of Buyer, is to receive any portion thereof, that portion shall be credited against Buyer's financial obligations to Broker. Broker shall use Broker's best effort to cause the seller or seller's agent to satisfy the Buyer's obligation to Broker.

The commission shall be due, earned and promptly paid if:

a. Buyer or any other person acting for Buyer or on Buyer's behalf, acquires any real property or interest as described herein during the term of this Contract through the services of Broker or otherwise.

b. Buyer or any other person acting for Buyer or on Buyer's behalf, acquires any real property or interest described herein, which was disclosed to Buyer by Broker during the term of this Contract or within Ninety after termination of this Contract.

3. Other: \*\* Minimum fee shall apply if sales price is \$29,000 (or less.)  
For listed property, MLS co-broke is agreed brokerage fee.

Broker's commission for services rendered, in respect to any broker, is solely a matter of negotiation between the Broker and the Buyer and is not fixed, controlled, suggested, recommended or maintained by the Indiana Association of REALTORS®, Inc., the local Board/Association of REALTORS®, the MLS (if applicable) or any person not a party to the contract.

## D. AGENCY DISCLOSURES:

1. Office Policy. Buyer acknowledges receipt of a copy of the written office policy relating to agency.

2. Agency Relationships. I.C. 25-34.1-10-9.5 provides that a Licensee has an agency relationship with, and is representing, the individual with whom the Licensee is working unless (1) there is a written agreement to the contrary; or (2) the Licensee is merely assisting the individual as a customer. Licensee(Broker) represents the interests of the Buyer as Buyer's agent to buy the Property. Licensee owns duties of trust, loyalty, confidentiality, accounting and disclosure to the Buyer. However, Licensee must deal honestly with a seller. All representations made by Licensee are made as the agent of the Buyer.

3. Limited Agency Authorization. Licensee or the principal or managing broker may represent Seller as a seller agent. If Buyer wishes to see the Property listed by Licensee or the principal or managing broker, then Licensee has agency duties to both Buyer and Seller, and those duties may be different or even adverse. Buyer knowingly consents to Licensee acting as a limited agent for such showings.

If limited agency arises, Licensee shall not disclose the following without the informed consent in writing, of both Buyer and Seller.

- (a) Any material or confidential information, except adverse material facts or risks actually known by Licensee concerning the physical condition of the Property and facts required by statute, rule, or regulation to be disclosed and that could not be discovered by a reasonable and timely inspection of the Property by the parties
- (b) That a Buyer will pay more than the offered purchase price for the Property.
- (c) That a Seller will accept less than the listed price for the Property.
- (d) Other terms that would create a contractual advantage for one party over another party.
- (e) What motivates a party to buy or sell the Property.

53 In a limited agency situation, the parties agree that there will be no imputation of knowledge or information between any party  
54 and the limited agent or among Licensees

55 Buyer acknowledges that Limited Agency Authorization has been read and understood. Buyer understands that Buyer does not have  
56 to consent to Licensee(s) acting as limited agent(s) but gives informed consent voluntarily to limited agency and waives any claims,  
57 damages, losses, expenses, including attorneys' fees and costs, against Licensee(s) arising from Licensee(s)' role of limited agent(s).

58 E. CONSENT TO REPRESENT OTHER BUYERS:

59 Buyer understands and agrees that Broker may from time to time represent other buyers who may be interested in acquiring the  
60 same property as Buyer may wish to acquire. Buyer expressly waives any claim, including, but not limited to, breach of fiduciary  
61 duty or breach of contract based solely upon Broker's representation of other buyers who may be seeking to acquire the same  
62 property as Buyer, even if the other buyer represented by Broker does acquire that property.


63 F. FURTHER CONDITIONS:

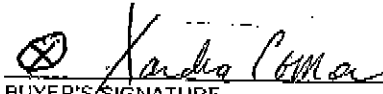
64 \_\_\_\_\_  
65 \_\_\_\_\_  
66 \_\_\_\_\_  
67 \_\_\_\_\_  
68 \_\_\_\_\_

69 G. ACKNOWLEDGEMENTS:

- 70 1. Buyer has read and understands this Contract.
- 71 2. This Contract contains the entire agreement of the parties and can only be changed in writing and signed by all parties.
- 72
- 73 3. This Contract is binding upon all the parties, their heirs, administrators, executors, successors and assigns.
- 74 4. Buyer has been advised to seek professional advice on legal, financing, property inspections and/or tax matters.
- 75 5. Buyer has received an executed copy of this Contract.
- 76 6. Broker holds a valid Indiana Real Estate License.
- 77 7. Buyer acknowledges that if Broker's commission will be paid by a third party (seller or cooperating broker), that such a  
78 relationship may impose limitations on the range of properties that Broker may show to Buyer.
- 79 8. Buyer consents to receive communications from Broker via telephone, U.S. mail, email and facsimile at the numbers/addresses  
80 provided to Broker unless Buyer notifies Broker in writing to the contrary.
- 81 9. Buyer acknowledges that Broker has no duty to disclose the racial, ethnic or religious composition of any neighborhood,  
82 community or building, nor whether persons with disabilities are housed in any home or facility, except that the Broker may identify  
83 housing facilities meeting the needs of a disabled buyer.
- 84 10. Where the word "Broker" appears, it shall mean "Licensee" as provided in I.C. 25-34.1-10-6.8.

85 This Agreement may be executed simultaneously or in two or more counterparts, each of which shall be deemed an original, but all  
86 of which together shall constitute one and the same instrument. The parties agree that this Agreement may be transmitted between  
87 them electronically or digitally. The parties intend that electronically or digitally transmitted signatures constitute original signatures and are binding  
88 on the parties. The original document shall be promptly delivered, if requested.

89   
90 SALES PERSON/AGENT \_\_\_\_\_ IN LICENSE # \_\_\_\_\_

 1/27/05  
BUYER'S SIGNATURE \_\_\_\_\_ DATE

91 ERA Eagle Real Estate  
92 BROKER OR COMPANY NAME 59000380 IN LICENSE # \_\_\_\_\_

PRINTED \_\_\_\_\_

93  
94 ACCEPTED BY: PRINCIPAL/MANAGING BROKER \_\_\_\_\_

BUYER'S SIGNATURE \_\_\_\_\_ DATE

95  
96

PRINTED \_\_\_\_\_



# ERA Eagle Real Estate Inc.

## Buyer Agency addendum

**Broker's Compensation**— Client acknowledges that the buyer agency agreement will include ALL property, including UNLISTED for sale by owner property, an auctioned property, and foreclosed property. Commission either will be paid upon completion of the transaction or fee will be added to sales price, @ buyer's option. If property is listed, buyer agent's fee will be paid through MLS by seller. Purchaser understands the value of third party negotiation and representation in this transaction. Buyer agrees to make any seller or other agent aware at FIRST CONTACT that they are being represented by ERA Eagle Real Estate Inc.

**Agent owned property**---Be wary when purchasing property from Realtor that owns property that you are purchasing. Realtor is representing his/her own interest and you are likely to be at a disadvantage if you fail to seek independent representation in these transactions.

**Mortgage Pre-approval**---To optimize your negotiating position, you should know your price range, and mortgage terms PRIOR to making an offer. A truth in lending disclosure from your lender should be viewed before beginning the process to give you understanding of your monthly payment and costs involved in this transaction.

**Lender Disclosure**--- Eagle Financial Services LLC is owned by shareholders of ERA Eagle Real Estate Inc. There are many other mortgage options available and client has every right to work with mortgage broker of choice. Please complete competitive shopping before you determine where you will obtain your mortgage. No compensation will be paid to sales associates by any mortgage company for your business, without exception.

**Earnest Money**---Dollar amount of earnest money is at client's discretion. However, we believe that earnest money should be enough to provide the seller with the security that you are sincere with your offer. We generally encourage a minimum of \$500.00 because that is a typical amount in our geographic area of doing business. Under Indiana law, earnest money must be deposited within 48 hours after acceptance of offer by the listing broker.

**Multiple purchasers on same property**--- It is commonplace for a Realtor to have more than one prospective buyer on the same property. When this occurs, broker will make full disclosure of this fact. Client maintains option to seek alternative representation; if desired and agrees to waive any claims against ERA Eagle Real Estate Inc. or its associates in the event of consensual multiple representation. When multiple offers occur, no knowledge of other offers will be shared by Broker. Listing agent will NOT present his/her own offer w/dual offers.

**Survey Availability -Alta 98 Title Insurance Policy Upgrade**---When purchasing real property, we suggest that you request a staked, Certified Survey. This will provide you with a professional opinion of the property boundaries by a licensed Surveyor. You should check for accurate property descriptions and land quantity. You should review your title insurance policy to reveal encroachments, easements, shared driveways, & liens. Title insurance will have exceptions. Purchaser has option to upgrade to an Alta 98 policy, for optional coverage. See your local Title Company to determine your best options for title insurance prior to closing.

**Seller Disclosure and LBP Disclosure**---Disclosures relating to property condition must be viewed. Seller is required to disclose all known defects on 1 -4 unit residential property.

**Termination clause**---Broker agrees to provide service satisfactory to client. If client wishes to terminate this agreement, managing broker has five days to reconcile with client and written release from ERA Eagle must be received to deem legal termination. Broker also retains the right to terminate this agreement if we are unable to locate purchaser's choice of Real Estate.

Purchaser acknowledges this addendum and acknowledges understanding and a copy of the following documents:

HUD Lead pamphlet     ERA Eagle Buyer Power Pack     Inspection Directory

X *Kandra Comar*  
Purchaser Signature

1/27/05  
Date

X  
Purchaser Signature

1/27/05  
Date

# PROPERTY CONDITION MATTERS CONCERNING YOUR PURCHASE



## ACKNOWLEDGEMENT OF ADVICE TO INSPECT:

As a purchaser of real estate, you understand that you should make every effort to have all components of the property inspected by a qualified or licensed inspector. In this effort, all inspectors are to be chosen by purchaser(s). ERA Eagle Real Estate Inc. and it's associates recommend that you should seek professionals to perform these inspections for your benefit. We do not have the expertise to inspect your potential property concerning the condition of property.

## PURPOSE OF INSPECTIONS AND SELECTION OF INSPECTORS:

In Indiana, generally the courts have found that after a transaction is closed on real property, unless purchaser can prove that seller was aware of a property defect that they failed to disclose, purchaser is responsible for breakdowns or defects.

Your purchase agreement clearly states that purchaser is responsible to inspect property. The inspections are for the purchaser's benefit. It is further understood that the cost of inspections are purchaser's responsibility and that Buyer's agent will order inspections on your behalf if you so desire. Broker and Sales associate are fully released from any and all liability relating to the condition of property being purchased. Purchaser agrees to evaluate inspector's credentials PRIOR to choosing the inspector. Inspections must be completed within time frames allotted on sales contract. Any inspector selected will be chosen by purchaser, and it is understood that Broker or Sales associate WILL NOT select inspectors for any reason. The courtesy list provided (on the back of this document) by ERA Eagle Real Estate Inc. is a list of local inspectors, however ERA Eagle Real Estate Inc. does not endorse any said inspector in any way. Additionally ERA Eagle Real Estate Inc. cannot guarantee the inspector's performance or accuracy of their services and will not be held liable for inspector services.

## DISCLOSURE AND RELEASE REGARDING MOLD:

Buyer is hereby advised that mold and/or other microscopic organisms (collectively referred to herein as "Mold") may exist in, on or around the Property and such Mold may have the potential to cause health effects including, but not limited to, physical injuries, allergic and/or respiratory reactions or other problems, particularly in persons with immune system problems, young children and/or elderly persons.

Buyer acknowledges and accepts the possibility of, and risk associated with, the presence of Mold. Buyer agrees to conduct all inspections, prior to closing, that buyer deems necessary or desirable to determine the extent, if any, of the presence of Mold. Buyer understands that it shall be Buyer's responsibility to determine the actual presence of Mold. Buyer hereby represents and warrants that Buyer has not relied on any representation from ERA Eagle Real Estate Inc. and it's associates regarding the presence of Mold in, on, or around the Property, nor has Buyer relied on the seller's failure to provide information concerning Mold in the Property as a basis for making any determination concerning the presence of Mold in the Property or it's effects.

Buyer understands and acknowledges that, if Mold is present in, on or around the Property, it may be necessary to hire third-party contractors to investigate, evaluate and/or remediate the affected areas. ERA Eagle Real Estate Inc. and it's associates are NOT QUALIFIED to make recommendations or determinations concerning possible treatment of mold or it's health or safety issues. Prior to end of inspection period, use your own diligence regarding this matter, and take all actions necessary to inspect for, treat and remove mold, utilizing appropriate, and qualified Mold experts.

## IF YOU ARE PURCHASING PROPERTY WITH SEPTIC SYSTEM:

- \* You should always have a contractor dig the system up to inspect the tank and distribution box.
- \* It is recommended that the baffles in the tanks be checked, because when the baffles fail it shortens the life of the leech field. To examine the baffles, this also requires that the tank be dug.
- \* A die test is not adequate to thoroughly inspect the system, because there is no visual examination of the tank, and baffles.
- \* If the system is not up to current Indiana Code, then when it needs repaired, generally the Board of Health requires the system be rebuilt to current code or even a new system may be required, either way many times is very expensive.
- \* You should always have a contractor locate the leech field, so that you know that there is one. Many older systems are hooked to a field tile, instead of leech fields. These systems, when found to be dumping illegally into creeks or field drains are required to be upgraded under state law.
- \* During dry seasons, a system might work properly, but during heavy rains or long periods of rain-system becomes waterlogged and may not function properly, especially in older systems or in areas where water table is high anyway.
- \* Most Home Warranty programs will not replace faulty Septic systems.
- \* ERA Eagle Real Estate Inc. and it's associates will not accept any future liability or guarantee any systems regardless of current inspections or previous performance of systems.

## APPRAISER IS NOT AN INSPECTOR:

Purchaser understands that when lender requires an appraisal, that the appraiser DOES NOT PERFORM INSPECTIONS or EXAMINE property for current condition of systems or maintenance items.

## RELIABILITY OF PRINTED DOCUMENTS CONCERNING PROPERTY:

As purchaser, I acknowledge that statements on listing sheet and seller's disclosure may have errors on them. As purchaser, I will make every effort to examine and verify all written information regarding said property. I realize that as purchaser, it is my responsibility to examine neighborhood to my satisfaction, and if desired, ask neighbors if they are aware of any adverse conditions or future projects that I should be concerned with. As purchaser, I acknowledge that I have been advised to in addition to inspecting the physical condition, verify the accuracy of S.F., sewage and water hookups, utility availability, school info., lot size, utility and tax information PRIOR TO submitting offer. Typically, information for these items are obtained from the homeowner and tax offices. ERA Eagle Real Estate Inc. and it's associates are free from future liability relating to accuracy of said printed documents.

## HOME WARRANTY:

A home warranty is available for purchase to reduce the risk of maintenance during the first year of home ownership. AON has available a one year warranty for a cost of \$409.00. Optional coverage is available for select items at an additional cost. Typically a \$50.00 deductible applies, and this Warranty is limited to COVERED ITEMS only. Please read the warranty policy carefully, and as a home warranty policy holder, BEFORE repairs are made, you must ALWAYS CALL YOUR WARRANTY COMPANY FIRST for coverage to occur. Purchaser may want to request that the seller pay the cost of the home warranty during negotiations.

## WALK THROUGH INSPECTION PRIOR TO CLOSING:

A WALK Through inspection is strongly suggested PRIOR to CLOSING to check that condition of property is similar to when property was purchased and originally inspected. ERA Eagle Real Estate Inc. advises that you should be satisfied with the condition of your property during the inspection period, and verify the condition during your walk through.

I acknowledge the above recommendations concerning the condition of property PRIOR to signing purchase agreement.

  
Purchaser

1/27/05  
Date

Purchaser

Date

## INSPECTION DIRECTORY

### Abstractors, Deeds & Title Insurance

Indiana Title 288-9038  
 King's Title Co. 288-1566  
 Guarantee Title 284-8457

### Electrical

A Heating, Air Cond. & Elec. 288-3746  
 Henry Elec. Plumbing & Htg. 288-3252  
 Abrams Electric 284-7214  
 Bowden Electric 282-2679  
 C&C Electric 789-8266  
 Control Electric 289-1543  
 Delaware Electric 289-8484  
 Dougs Electric 759-7267  
 Electric Tech 759-7195  
 Electrical Specialties, Inc. 282-2775  
 Faith Electric 288-3254  
 Masiogale Electric 284-7151  
 Reck's Heating & Elec. 759-9754  
 Shrader Industrial Systems Inc. 741-8550  
 Sollars Electric 288-7351  
 Walters Htg. & Electric 282-7282  
 Wilhoite, Jerry L. 289-7276  
 Wink Electric, Inc. 286-4141

### Heating & Cooling

Alaska Heating and Cooling 789-8036  
 Armstrong Htg. & Cooling 358-3783  
 Bullock Heating & Cooling 284-7720  
 Clevenger Heating/Cooling 358-4339  
 Conatser Heating & Cooling 747-0667  
 Covert Htg. & Air Cond. 282-7393  
 Dehaven Heating & Cooling 747-1177  
 Dodge Htg., Cooling Ser. 396-3018  
 Freedom Htg. & Cooling 282-3644  
 Grider Heating & Cooling 286-0376  
 Huffer Refrigeration Ser. 282-0581  
 Kenny's Heating & Air Cond. 289-1530  
 Lehman's Inc. 284-9921  
 Masiogale Electric 284-7151  
 Mike's Heating & Cooling 396-6453  
 Norris Plumbing & Heating 284-4011  
 Reck's Htg. & Air Cond. 759-9754  
 Virginia Heating & Cooling 284-9787

### Pest Inspections

American Pest Control 288-7779  
 Arab Termite & Pest Control 282-7600  
 Arrow Services 286-5536  
 Brickkicker 747-1956  
 Hill's Pest Control 765-529-8068  
 Indiana Exterminating Co. 282-5310  
 Lewis Star Pest Control 288-1838  
 Pesco Pest Control 286-5510  
 Raintree Home Inspections 765-332-2357  
 Stamper Pest Control 289-0508  
 Star Home Inspections, Inc. 877-413-7827  
 Water's Pest Co. 284-3541

### Plumbing

Doughty, Jack (Wells Only) 759-5584  
 Enterprise Plumbing 288-4369  
 Flowmaster Plumbing 284-4000  
 Foley, Tim Plumbing 288-7741  
 Henry Plumbing & Htg. 288-3252  
 Herber's Plumbing Serv. 288-3626  
 Jones Plumbing 759-9225  
 Lehman's Inc. 284-9921  
 Masiogale Electric 284-7151  
 Mr. Rooter 286-0880  
 Neal & Son's Plumbing 282-0903  
 Norris Plumbing & Htg. 284-4011  
 Taylor, Jim Plumbing 282-9232  
 Troxell Plumbing 288-2314

### Air Quality/Asbestos/Allergens/Radon

Brickkicker 747-1956  
 Hydrotech 642-1581  
 Star Home Inspections 877-413-7827  
 Pillar to Post 800-314-4930

### Full House Inspectors

Dean Reed 282-0482  
 Don J. Crookston 284-9446  
 Homeworx - Ty Nuckols 317-257-8989  
 Homeland Property Insp.-Rick Reason 358-4642  
 Housemaster 888-935-4662  
 JDR Diversified - Rob Cline 282-7700  
 Mace Construction 765-578-0040  
 Masiogale Electric 284-7151  
 National Property Inspectors 744-9777  
 Pillar to Post 800-314-4930  
 Raintree Home Inspections 765-332-2357  
 Rob Dosch 744-0721  
 Roy Couch - Paramount Builders 284-9263  
 Star Home Inspections, Inc. 877-413-7827  
 Tri-Check 286-8840

### Lead

Brickkicker 747-1956  
 Raintree Home Inspections 765-332-2357

### Mold

Homeworx 317-257-8989  
 Raintree Home Inspections 765-332-2357

### Radon Testing

Ace Home Inspections 649-9248  
 Anderson Home Inspection 644-0463  
 Home Environment 247-1881  
 Homeworx 317-257-8989  
 National Waterproofing 284-4099  
 Pesco Pest Control 286-5510  
 Peace of Mind 800-373-2331  
 Raintree Home Inspections 765-332-2357

### Roof Inspection

Don J. Crookston 284-9446

### Septic Cleaning

Absolutely Clean 396-9280  
 Mark Eskew 396-9080  
 Delaware Septic 358-4702  
 Payless Septic & Sewer 284-3350

### Structural

Bix Basement 636-2060  
 Dean Reed 741-2229  
 Fastel Foundation Anchoring System 465-1800  
 Pro Builders - Randy Phillips 286-5412

### Surveyors

Ashton & Associates 282-5594  
 Manship Surveyors (Marion) 664-4752  
 John Manship (Anderson) 644-6987  
 Miller 289-1917  
 Morrison & Associates 282-4584  
 Ward & Associates 643-8078

### Woodstoves/Fireplaces

Complete Chimney Service 289-9582  
 Hoosier Hearth 289-0681  
 King Masonry 288-6169  
 Murphy & Sons 800-358-3218  
 Ye Old Chimney Sweep 286-3988

### Water

Hoosier Laboratory 288-1124  
 Hydro-Tech 642-1581  
 Sherry Labs 747-9000



# APPLICATION

Confirmation Number \_\_\_\_\_  
(Provided when your application is received by phone, fax, online or mail) NREG1-CEN (09/2003)-APP

## Instructions

For coverage period and effective date, see Section B of the Terms and Conditions. You have four options for submitting your application.

- 1 Phone: 1-800-747-5152
- 2 Fax: 1-800-728-8208
- 3 Web: TeamERA.com
- 4 Mail: (Send a copy of this application to) Aon Home Warranty Services, Inc. P.O. Box 73465 Chicago, IL 60673-7465

PAYMENT: For Seller's HVAC Coverage, payment is due at time of application. For Buyer's Coverage, payment is due at time of closing (close of escrow).

## Seller / Buyer Data

### Seller Information

Applicant Name \_\_\_\_\_  
First/Middle/Last  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Phone Number \_\_\_\_\_  
 E-mail Address of the covered Seller \_\_\_\_\_

### Buyer Information

Applicant Name \_\_\_\_\_  
First/Middle/Last  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Phone Number \_\_\_\_\_  
 E-mail Address of the covered Buyer \_\_\_\_\_

### Address of Residence Covered by this Contract (if different from above)

Property Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_

### Closing Information

Company \_\_\_\_\_ File # \_\_\_\_\_  
 Phone \_\_\_\_\_ Fax \_\_\_\_\_  
 Escrow Officer \_\_\_\_\_

## Agent Data

Sales Associate Name \_\_\_\_\_  
 Sales Associate E-mail \_\_\_\_\_  
 ERA Office Name \_\_\_\_\_  
 ERA Branch Office Phone Number \_\_\_\_\_  
 ERA Branch Office ID Number \_\_\_\_\_

Covered Homeowner is Sales Associate, Employee or Broker.

## Payment

Check enclosed Check Number \_\_\_\_\_  
 (Make check payable to Aon Home Warranty Services, Inc.)  
 Bill my credit card  Visa  MasterCard  American Express  Discover  
 Cardholder Name \_\_\_\_\_  
 Card Number \_\_\_\_\_  
 Expiration Date \_\_\_\_\_  
 Signature \_\_\_\_\_

## Unit Type and Price

All plans include a \$75 deductible per service call. Prices are for single-family residences under 5,000 sq. ft. Call for rates on residences 5,001 to 8,000 sq. ft.

	BUYER COVERAGE	SELLER HVAC OPTION
<input type="checkbox"/> Single-Family Home, Condominium or Mobile Home	\$409	\$75
<input type="checkbox"/> 2 Year Single-Family, Condominium or Mobile Home	\$760	\$75
<input type="checkbox"/> New Construction	\$454	Not Applicable
<input type="checkbox"/> Duplex	\$575	\$100
<input type="checkbox"/> Triplex	\$725	\$125
<input type="checkbox"/> Fourplex	\$975	\$150

## Coverage Selection

- Yes, I want the free Seller Coverage plus the \$75\* HVAC Option Coverage, due at time of application, and I agree to purchase Buyer Coverage at closing.
- Yes, I want the free Seller Coverage, but without the HVAC Option, and I agree to purchase Buyer Coverage at closing.

Listing Date \_\_\_\_/\_\_\_\_/\_\_\_\_ Listing Expiration \_\_\_\_/\_\_\_\_/\_\_\_\_

I agree to purchase Buyer Coverage at closing, but I do not want Seller Coverage or the HVAC Option.

Expected Closing Date \_\_\_\_/\_\_\_\_/\_\_\_\_

## Optional Coverage For The Buyer

	1 Year	2 Year*		1 Year	2 Year*
Smart Buyer Option	<input type="checkbox"/> \$60	<input type="checkbox"/> \$115	Washer/Dryer Package	<input type="checkbox"/> \$90	<input type="checkbox"/> \$175
Garage Door Opener			Swimming Pool	<input type="checkbox"/> \$175	<input type="checkbox"/> \$345
Roof Leak Repair			Spa	<input type="checkbox"/> \$175	<input type="checkbox"/> \$345
Doorbell System			Swimming Pool/Spa Package (common equipment)	<input type="checkbox"/> \$175	<input type="checkbox"/> \$345
Central Vacuum System			Ice Maker	<input type="checkbox"/> \$25	<input type="checkbox"/> \$45
Ceiling & Attic Fans			Freezer	<input type="checkbox"/> \$35	<input type="checkbox"/> \$65
Telephone Wiring			Well Pump	<input type="checkbox"/> \$95	<input type="checkbox"/> \$185
Burglar & Fire Alarm					

\* Optional coverage may only be purchased for the same term as the base coverage selection. For example, 2 year buyer coverage may only select 2 year Optional Coverage.

## Fee

Seller HVAC Option Coverage	+ \$ _____
<b>Total Due with Application</b>	= \$ _____
Buyer Coverage	+ \$ _____
Buyer Options	+ \$ _____
<b>Total Fees Due at Closing</b>	= \$ _____

## Acceptance / Declination of Coverage

Purchaser (Buyer or Seller) agrees to purchase a Home Protection Plan at the cost listed above for the applicable unit, which is due and payable at closing. Purchaser acknowledges that they understand the terms and conditions of coverage and authorizes escrow agent to make a check payable to Aon Home Warranty Services, Inc. for total contract fee. If selected, payment for Seller HVAC Option Coverage is due at time of application.

I acknowledge having read the terms and conditions of the Home Protection Plan and hereby decline coverage.

Signature of Purchaser (Seller or Buyer) Accepting Terms and Conditions or Declining Coverage  
1. \_\_\_\_\_ Date \_\_\_\_\_

2. \_\_\_\_\_ Date \_\_\_\_\_

Signature of Home Buyer Accepting Terms and Conditions or Declining Coverage

1. \_\_\_\_\_ Date \_\_\_\_\_

2. \_\_\_\_\_ Date \_\_\_\_\_

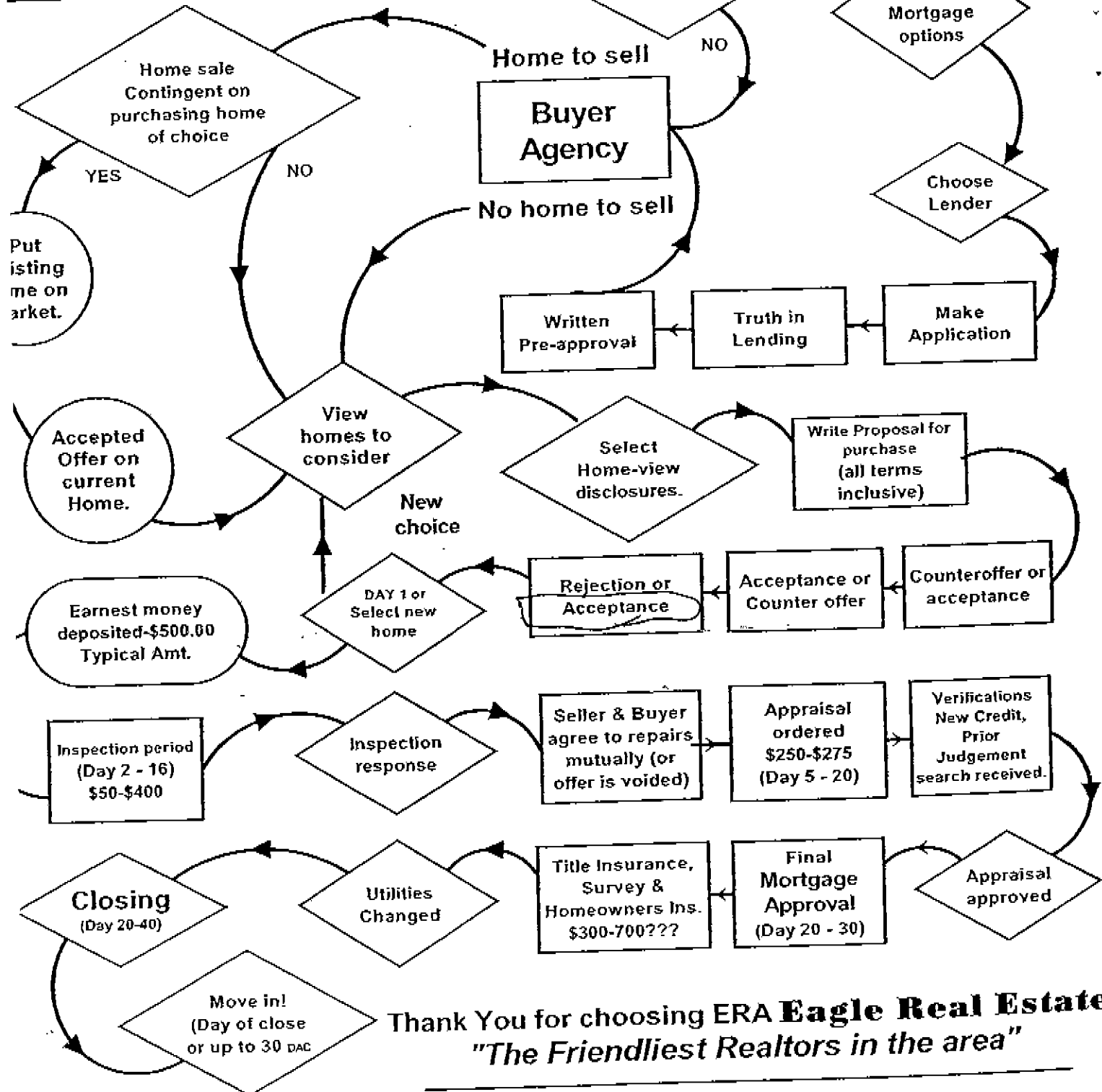
# Home buying Process made simple!

Step by step flowchart



ERA **Eagle**  
Associate asks for meeting!

**Needs Analysis meeting**  
Financing Questions/Answers.  
Current home to sell? CMA  
Needs/Wants in new home.  
Timing issues/Concerns.  
Problem solving.  
Buyer Agency considerations.



Thank You for choosing ERA **Eagle Real Estate**  
"The Friendliest Realtors in the area"