



Russ Fitzpatrick GRI
Broker/Owner
and Kerry Krumenacker

**Three Things You Need..
No matter who sells your home!**

- 1) Disclosure
- 2) Sales Contract
- 3) Abstract of Title

1) Disclosure, Disclosure, Disclosure

Federal and Florida Real Estate disclosure laws will play a huge part in your upcoming sale.

Seller's Real Property Disclosure of latent defects may be the best way to limit liability during and after the sale. Lead Based Paint, Radon Gas and H.O.A. Disclosures are required even if your buyer doesn't request them.

For a free package of all the required disclosure forms, with no cost and no obligation call **1-888-901-EXIT** leave your name and address, we'll send it out right away!

2) Do not let the Buyer choose your contract

Some Real Estate contracts are a 10 page document filled with loop holes and contingencies. The contract you sign to sell your house will become a legal and binding document. Be prepared with your own sales contract that you understand and agree to.

A well written contract protects the seller from ridiculous inspector's, unqualified buyers, and nickel and dime junk fees that add up fast!

For a **Free** copy of our Seller's Sales Contract call **1-888-901-EXIT**

3) You'll need to provide Abstract of Title

A title abstract is a search that proves that you own the house free of liens or title defects. It is not difficult in your neighborhood so it shouldn't cost much.

Mary Beth is standing by to answer any title questions and estimate customary seller side closing costs in **Broward**.

OMEGA TITLE
239.293.4458

Sincerely,

Russ Fitzpatrick GRI
Kerry Krumenacker