



# BUYING A HOME IN NORTHERN NEVADA

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A Step-By-Step Guide



AMANDA GUNTER  
**DICKSON**  
REALTY

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# "IT IS SO NICE TO MEET YOU..."

Hello – my name is Amanda Gunter, and I appreciate you taking the time to look over the information provided for you in this document. Searching for and buying a property, whether it's first or your fifth, can be a little nerve-racking. I am always looking for ways to make the process as buyer-friendly as possible. From the moment we begin working together, I will treat you with the care and dedication you deserve. I will break the entire buying process down into easily manageable steps and work at a pace that's comfortable for you. Whenever you need answers, guidance, or reassurance, I am here for you.



## **It's All About You...**

My goal is to make you feel comfortable every step of the way. It is about YOU. Are you looking for a peaceful backyard retreat? Need room for out of town family? Looking to downsize to a smaller condo downtown? Don't hold back – tell me everything! The more I know about your lifestyle, the more closely I can zero in on your dream home. Using technology and experience, I will help you negotiate the best terms and act on your behalf in every aspect.

## **Determining Your Purchasing Power**

Talking about money isn't always easy, but it is helpful to know what you can realistically afford before we go shopping. Let me introduce you to some of the best lenders in the area who can qualify you for a mortgage. The right lender can provide a simple, painless process. Once we know the numbers, we can pinpoint the properties that fall within your price range.

## **Getting to Know the Reno**

Whether you are new to the Reno area or have lived here all your life, let's dive into these neighborhoods together. I am one of Reno's biggest fans, and I love to discuss the best restaurants and events around town.

## **Viewing Homes**

Now comes the fun part! We will use a "Funnel System" to collect all available homes on the market and funnel down to the top finds that meet your needs.

## **Understanding the Market**

Reno and Sparks are experiencing an inventory crunch in some price ranges, which has made it a competitive market. Let's take a look at some statistics...



## Entrepreneurial Events:

TEDx, Ignite, Startup Weekend, Reno Wired, Word Camp, Hack for Reno, NASA Space Apps Challenge, Microsoft Hackathon, Pixels of Fury, Sontag Business Competition, Governor's Cup, Meetings, 1 Million Cups, House of Genius, Maker Faire

## Cultural Events:

Artown, Hot August Nights, Canfest, Brew HaHa, Burning Man, Street Vibrations, The Great Reno Balloon Races, The Reno National Championship Air Races, Reno River Festival, Reno-Tahoe Open

## Startup Funding:

Reno Angels, Sierra Angels, Battle Born Venture, Reno Accelerator Fund

## Entrepreneurial Resources:

Girlmade, NCET, Entrepreneur's Assembly, Startup Digest, Summit Ventures Mentoring Service, The Spark, Reno Rebirth

## Entrepreneurial Groups:

EO, eWomenNetwork, Nevada Inventor's Association, BLC Group, Northern Nevada Software Developer's Group

## Entrepreneurial Spaces:

Reno Collective, The Generator, Swill Coffee, The Hub Coffee Roasters, C4 Cube, Bosma Business Center, Bridgewire

## Notable Businesses:

Apple, Patagonia, iGT, ShortStack, Intuit, Microsoft Licensing, Urban Outfitters, Custom Ink, Sierra Nevada Corporation



# RENO

## the biggest little startup community

Reno is less traffic and more trails. Less smog and more slopes. It's a place where you can walk out of your downtown office to a world-class whitewater park, attend a top-tier university, dine at award-winning restaurants and be part of a vibrant community. "Reno is now a city of sustenance as well as indulgence." - *The New York Times*

**300+**

sunny days a year

Reno was named one of  
the **best cities for  
mid-career professionals**  
Fortune, Entrepreneur, Career Q&A



### Tier 1

UNR's Schools of Medicine,  
Engineering & Business  
are ranked among the  
world's best  
U.S. News & World Report

**18,000**

students at the  
University of  
Nevada, Reno



The Desert Research  
Institute is an internationally  
acclaimed research  
institution



The University of Nevada, Reno

**425,000**

population

**2**

hours to  
Black Rock City



**68,000**

annual Burning Man  
attendees from all  
over the world

**#1**

Most populous &  
highest startup-  
density for the  
MSA class size  
The Kauffman Foundation



**300,000**

people who attended  
Autoworld, the month-long  
festival each July

**18.6**  
minutes

average commute  
7 minutes faster than  
the national average



world-class fly-fishing



**#10**

Named Best  
Place to Live by  
liveability.com

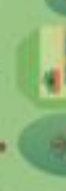
**500+**

art projects  
during Autoworld



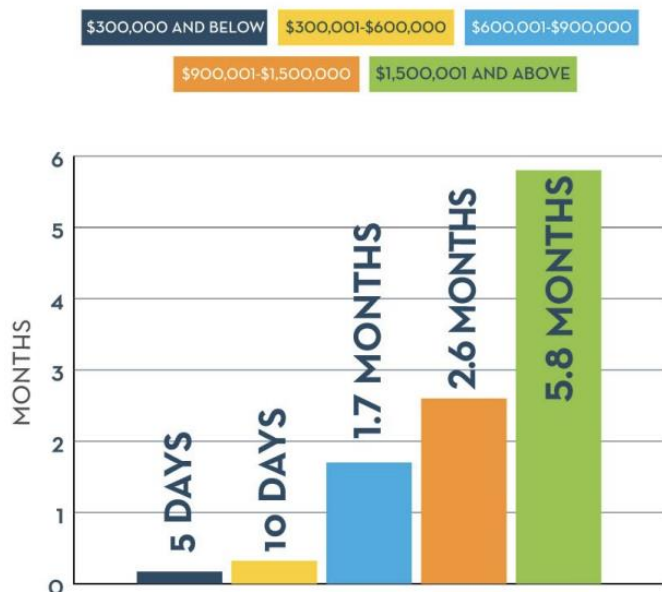
**1 of 6**

locations  
approved for  
drone testing



# Months of Inventory

RENO/SPARKS AREA



Source: NNRMLS All Reno/Sparks areas (Area 100), as of October 29, 2020.  
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Our local housing market is still going strong as we enter into this fall season. Here are the latest statistics for the single-family home market in the Reno/Sparks area, as of November 6, 2020:

Days or Months of Inventory is the amount of time it would take to exhaust all available homes for sale if no additional homes came into the market. For homes priced under \$300,000, we have a remarkable 5 days of inventory, and for homes in the range of \$300,000 to \$600,000, inventory is only 10 days.

## Median Sold Price

RENO/SPARKS AREA



October: \$455,000  
September: \$440,000



October 2020: \$455,000  
October 2019: \$399,999

## Units Sold

RENO/SPARKS AREA



October: 628  
September: 699



October 2020: 628  
October 2019: 563

## New Listings

RENO/SPARKS AREA



October: 571  
September: 623



October 2020: 571  
October 2019: 509

## Available Listings

RENO/SPARKS AREA



October: 347  
September: 425



October 2020: 347  
October 2019: 1119

## Months Supply of Inventory

RENO/SPARKS AREA



October: 20 days  
September: 24 days

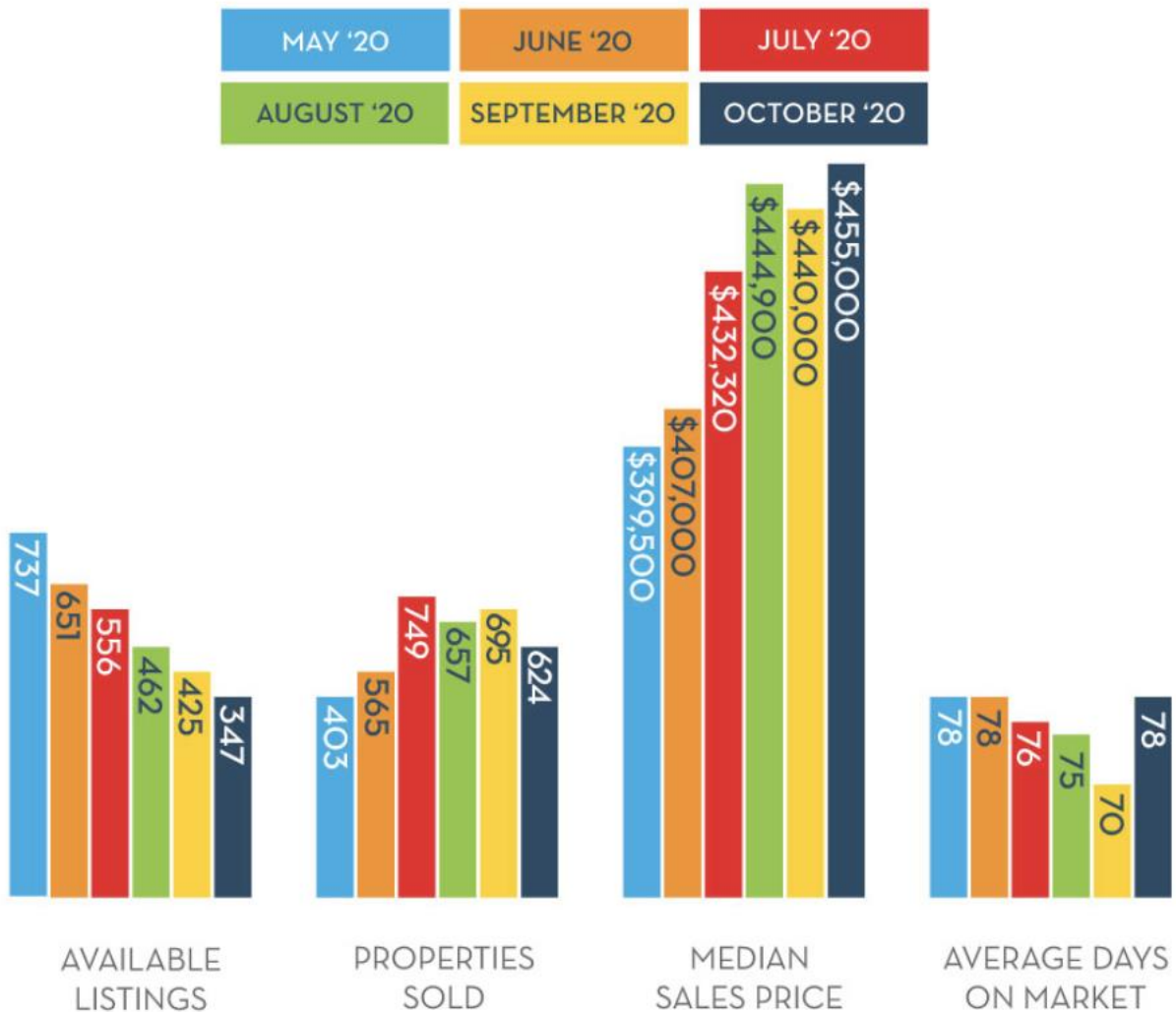


October 2020: 20 days  
October 2019: 2 months

MARKET NEWS YOU CAN USE...

# Market Statistics

## RENO/SPARKS AREA



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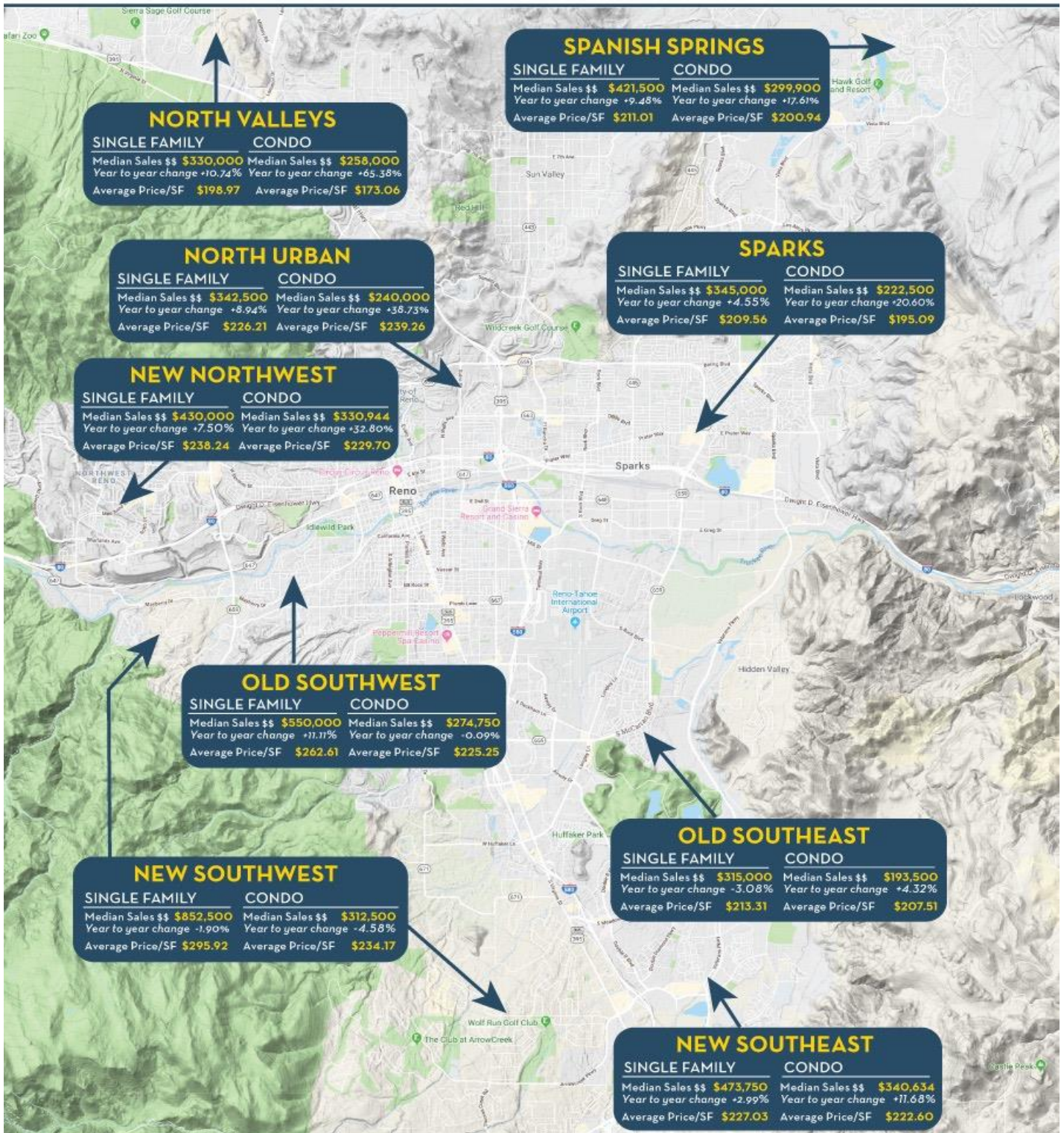
Source: Northern Nevada Regional Multiple Listing Service (NNRMLS). Copyright 2020 Dickson Realty. All Rights Reserved.

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# RENO/SPARKS REGIONAL PRICE MAP

1st Quarter 2020, as of April 8, 2020



# SHOPPING FOR A LENDER

**//** A very important part of purchasing a home is finding the right lender. Listed below are questions to ask while shopping for a lender and characteristics you should look for when choosing a lender, as well as, what not to do when shopping for a lender. **//**

## QUESTIONS TO ASK WHILE SHOPPING FOR YOUR LENDER

- What is his or her reputation within the community?
- How many loans do they close each year?
- Is the company well known in the area?
- How long has the company been in the business?
- Is the lender a mortgage broker?
- Does the lender have access to a wide variety of loan packages?
- Can the interest rate be locked in and for how long?

## WHAT NOT TO DO WHEN SHOPPING FOR YOUR LENDER

- Do not call around asking for interest rate quotes.
- Rates quoted over the phone are rarely locked prices. This is one way the lender gets you to come to his office. Rates can be subject to change unless they are predetermined for a specific period of time.
- Interest rates can change daily. A quote you get today may not be available at the same price tomorrow.
- The interest rate you are quoted over the phone by a lender who knows nothing about you may not be a program that will fit your needs or situation.
- You will have no knowledge of the other programs the lender may have to offer you.

## REASONS TO GET PREQUALIFIED

- Most Real Estate agents and Lenders recommend that home buyers get pre-qualified with a lender before selecting a home to purchase. This way you will have the best information about the right price range for your pocketbook.
- With prequalification, you can determine which loan program best fits your need and which programs you qualify for.
- You will know exactly how much you are qualified for. It's no fun to find your ideal homes and then find out you can't afford it!
- Your monthly payment will be set. This will allow you to budget your money before making this large investment.
- It shows what the down payment and closing costs will be.
- If you are a first-time buyer, you may be able to qualify for a special first-time buyer program which may allow you to afford more home for your money.
- If you feel you would like and can afford a higher mortgage payment but are not able to meet qualifications, co-mortgagor financing may be made available to you.



# LOAN APPLICATION CHECKLIST

**//** Use this checklist to gather all the necessary documents and ensure your loan application process goes smoothly. **//**

- ☐ PICTURE ID WITH PROOF OF SOCIAL SECURITY NUMBERS
- ☐ PAST TWO YEARS OF EMPLOYER NAMES AND ADDRESSES
- ☐ NAMES, ADDRESSES, ACCOUNT NUMBERS AND BALANCES OF ALL CHECKING & SAVINGS ACCOUNTS
- ☐ [PAST 2 MONTHS OF BANK STATEMENTS]
- ☐ NAMES, ACCOUNT NUMBERS, BALANCES & MONTHLY PAYMENTS OF ALL CREDIT CARDS
- ☐ ESTIMATED VALUE OF FURNITURE & PERSONAL PROPERTY
- ☐ MONEY FOR CREDIT REPORT & APPRAISAL
- ☐ PAST TWO YEARS OF RESIDENTIAL ADDRESSES
- ☐ GROSS MONTHLY SALARY. BASE ONLY. OVT & BONUS LIST SEPARATELY
- ☐ NAMES, ADDRESSES, ACCOUNT NUMBERS, BALANCES & MONTHLY PAYMENTS OF ALL OPEN LOANS
- ☐ ADDRESSES OF OTHER REAL ESTATE OWNED
- ☐ CERTIFICATE OF ELIGIBILITY & DD214 [VA ONLY]
- ☐ W2's [2 YEARS] & CURRENT CHECK STUB
- ☐ FULL DIVORCE DECREE IF APPLICABLE
- ☐ TAX RETURNS [PAST 2 YEARS]

Courtesy of **Stephanie Hanna** Synergy Home Mortgage Senior Loan Officer NMLS # 188917  
(775) 762-9114 [shanna@synergym.com](mailto:shanna@synergym.com) [www.synergym.com](http://www.synergym.com)



## DON'T EVEN THINK ABOUT DOING THESE 10 THINGS!

When applying for a mortgage, we recommend that you consult your loan officer first before doing these things.



**Don't change jobs,**  
become self-employed,  
or quit your job.



**Don't buy a car,**  
truck, or van prior  
to closing.



**Don't charge cards**  
excessively or let  
accounts fall behind.



**Don't spend money**  
you have set aside  
for closing.



**Don't omit debts**  
or liabilities from your  
loan application.



**Don't buy furniture,**  
appliances, or anything  
else until after closing.



**Don't pull your credit,**  
or let anyone else  
make inquiries.



**Don't make deposits**  
that are large without  
letting us know.



**Don't change banks**  
until closing is  
OVER.



**Don't co-sign**  
on any loan for  
anyone.



# LENDER TIPS

## **YOU MAY NOT NEED 20% DOWN FOR DOWN PAYMENT**

A 20% down payment is the golden number when applying for a conventional home loan, since it enables you to avoid paying private mortgage insurance (PMI), an extra monthly fee of 0.3% to 1.15% of your total loan amount. But with mortgage rates where they are today—in a word, *low*—waiting for that magic 20% could be a huge mistake, since the more time passes, the higher mortgage rates and home prices may go!

## **MEET WITH MORE THAN ONE MORTGAGE LENDER**

According to the Consumer Financial Protection Bureau, about half of U.S. home buyers only meet with one mortgage lender before signing up for a home loan. But these borrowers could be missing out in a big way. Why? Because lenders' offers and interest rates vary, and even nabbing a *slightly* lower interest rate can save you big bucks over the long haul.

In fact, a borrower taking out a 30-year fixed rate conventional loan can get rates that vary by more than half a percent, the CFPB has found. So, getting an interest rate of 4.0% instead of 4.5% on a \$200,000, 30-year fixed mortgage translates into savings of approximately \$60 per month, or \$3,500 over the first five years.

To make sure you're getting the best deal possible, meet with at least three mortgage lenders. You'll want to start your search early (ideally, at least 60 days before you start seriously looking at homes). When you meet with each lender, get what's called a good-faith estimate, which breaks down the terms of the mortgage, including the interest rate and fees, so that you can make an apples-to-apples comparison between offers.

## **GET PRE-APPROVED RATHER THAN PRE-QUALIFIED**

Mortgage pre-qualification and mortgage pre-approval may sound similar, but they're completely different. Pre-qualification entails a basic overview of a borrower's ability to get a loan. You provide a mortgage lender with information—about your income, assets, debts, and credit—but you don't need to produce any paperwork to back it up. There can be several issues that arise if the lender doesn't actually see the evidence (W-2s, etc.) and you may find that you do not qualify for as much as you think. Most listing agents will require a pre-approval letter to be submitted with any offers.

# LENDER TIPS

## **GET PRE-APPROVED RATHER THAN PRE-QUALIFIED (continued)**

Mortgage pre-approval is an in-depth process that involves a lender running a credit check and verifying your income and assets. Then an underwriter does a preliminary review of your financial portfolio and, if all goes well, issues a letter of pre-approval—a written commitment for financing up to a certain loan amount.

Bottom line? If you're serious about buying a house, you need to be pre-approved, since many sellers will accept offers only from pre-approved buyers.

## **DO NOT MOVE MONEY AROUND**

To get pre-approved, you have to show you have enough cash in reserves to afford the down payment. (Presenting your mortgage lender with bank statements is the easiest way to do this.) Nonetheless, your loan still needs to go through underwriting while you're under contract for your loan to be approved. Because the underwriter will check to see that your finances have remained the same, the last thing you want to do is move money around while you're in the process of buying a house. Shifting large amounts of money out or even *into* your accounts can be a huge red flag.

## **DO NOT TRY TO APPLY FOR NEW LINES OF CREDIT**

If you apply for a new credit card or request a credit limit increase a few months before closing, watch out: Credit inquiries ding your credit score by up to five points. Applying for multiple lines of credit while you're buying a house can make your mortgage lender think that you're desperate for money—a signal that could change your mortgage terms or even get you denied altogether, even if you've got a closing date on the books.

## **DO NOT CHANGE JOBS**

Mortgage lenders like to see at least two years of consistent income history when pre-approving a loan. Changing jobs while you're under contract on a property can create a big issue in the eyes of an underwriter.

Try to wait until *after* you've closed on your house to change jobs. If you're forced to switch before closing, you should alert your loan officer immediately. Depending on the lender, you may simply need to provide a written verification of employment from your new employer that states your job status and income.



# SUGGESTED LENDERS

Before you start looking for a new home, it's crucial that you evaluate your finances. If you are planning on financing a portion of your purchase, you must get a pre-approval from a trusted lender. Below are a few local lenders with great reputations.

Stephanie Hanna, Senior Loan Officer, **Synergy Home Mortgage**

[shanna@synergyhm.com](mailto:shanna@synergyhm.com)

[www.synergyhm.com](http://www.synergyhm.com)

O: (775) 762-9114

Amy Brazil, **Caliber Home Loans**

[Amy.Brazil@caliberhomeloans.com](mailto:Amy.Brazil@caliberhomeloans.com)

[www.thehulbertteam.com](http://www.thehulbertteam.com)

O: (775) 470-7839 C: (775) 742-4055



Brent Hart, **Prime Lending**

Website: <https://lo.primelending.com/bhart>

O: (775) 829-3085

Securing a loan prior to writing any kind of offer is of the utmost importance! In most cases, offers will not be seriously considered without proof of ability to perform. Either a bank statement showing proof of funds or pre-approval letter from a reputable lender are essential to the purchase process.



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# THE BUYING PROCESS

1

## INITIAL CONSULTATION

- Define agency relationship
- Determine needs and wants
- Discuss financial qualifications
- Fill out Buyers Needs Evaluation (p.5)



2

## LOAN QUALIFICATION

- Obtain pre-qualification letter
- Discuss financial resources



3

## HOME SHOPPING

- My Market Watch Account Set-up
- Download Dickson Mobile Application

• Tour properties that you consider an "ideal" home while learning about current market values



4

## FIND IDEAL HOME & MAKE OFFER

- Discuss appropriate strategies with agent & make reasonable offer
- Review blank contract
- Prepare earnest money deposit



## PRESENT & NEGOTIATE OFFER:

Let your agent negotiate & make the offer at the best price

5

## INSPECTIONS & DISCLOSURES

- Buyers approval of Transfer
- Disclosure Statement, Preliminary Title Report, Escrow Instructions
- Physical & Pest Inspections



6



## OPEN ESCROW

- Escrow officer will order Preliminary Title Report and send copies

7

## REVIEW TITLE

- Title company performs title search and reviews all public records pertaining to home
- Receive preliminary work from title company and review.



8

## SUBMIT LOAN APPLICATION

- Application to the lender with all necessary documents



9

## & UNDERWRITING APPRAISAL

- Underwriting reviews files for acceptance
- Appraiser gives value of home

10

## LOAN COMMITMENT

- Loan is approved





## REMOVE CONTINGENCIES

11

### HOMEOWNERS INSURANCE

- Select Insurance company & coverage then give to escrow



12

### FINAL WALK THROUGH

- Schedule appointment to make sure the home is in the same condition as when you signed the sales agreement.



13

### SIGN DOCUMENTS

- Loan documents will go to the Title Co.
- Sign loan docs & closing costs



14

### DOWN PAYMENT/ LOAN FUNDING

- Lender sends funds to Title Co.



15

### RECORD/TRANSFER TITLE/CLOSE

- Deed is recorded by County
- Get keys to your new home!

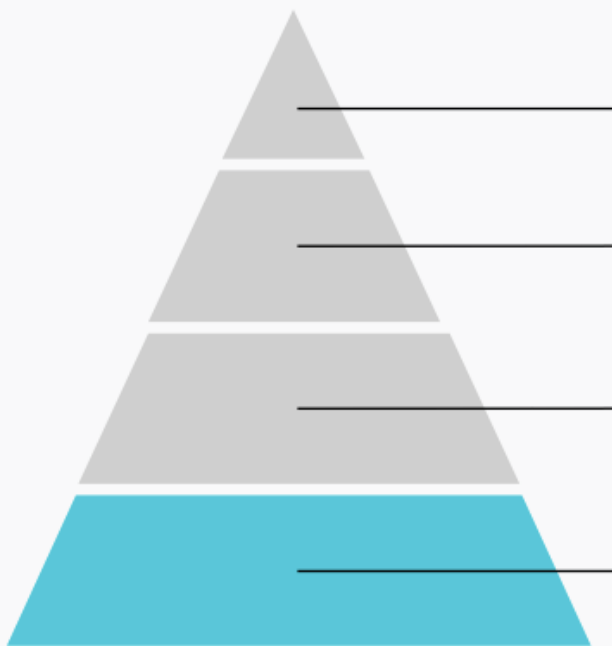


# THE SEARCH: FACTORS



Finding the right home can be similar to finding a mate...you have to kiss a bunch of "frogs" before finding your "prince." Certain factors can never be changed, like location, but condition on the other hand is often the easiest to refresh a home's look. Get ready to look past the orange shag carpet and splotchy paint job because what lies underneath may be your next dream home.

## Home Search Factors



### Condition

Barring serious structural issues, this is the easiest factor to change.

### Size & Type

Homes come in all shapes and sizes. Which one is right for you?

### Price

While there may be some room for negotiation, your budget has limits.

### Location

This is the most important factor, and the one you can't change.



# THE SEARCH: LOCATION

Location affects everything from home value, to medical care, to your child's education – and since you can't change your home's location once you've bought it, you should consider this factor closely. For starters, remember to evaluate a property's location from every prospective.

While a home may look great from the street, a bird's eye view may reveal nearby highways, industrial properties, or busy retail centers – all which can affect a home's value. Google Earth is a great resource to get a street-view of any potential property.

**Work:** How long will your commute be? What's traffic like? Is there public transportation?

**Schools:** Whether you have your children or not, school quality can affect your home's long-term value.

**Public Services:** Where is the nearest hospital? What about fire and police?

**Local Ordinances:** Be sure to check local laws and other neighborhood regulations for any restrictions on everything from pets, to landscaping, to vacation rentals.

**Crime:** Beyond the obvious safety implications, crime rates can affect your home's resale value.

**Shopping and attractions:** How far is the nearest grocery store? What about restaurants, nightlife, and public parks?

**Water, Septic and power:** Is the home on a well or septic? What will that mean?

**Ownership Situation:** Are there a lot of rentals in the neighborhood? This can affect the value of your home and ability for a future buyer to obtain a loan.

## THE SEARCH: PRICE

Securing a loan prior to writing any kind of offer is of the utmost importance! In most cases, offers will not be seriously considered without proof of ability to perform. Either a bank statement showing proof of funds or pre-qualification letter from a reputable lender are essential to the purchase process.

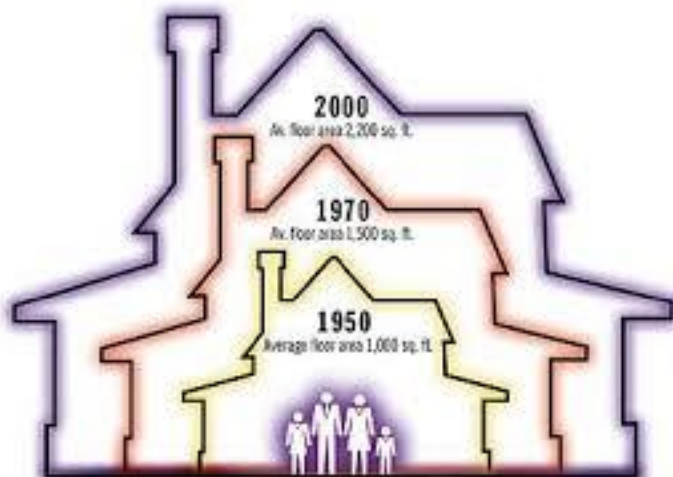
Once you talk to a lender, you should have a clear picture of how much you can budget for your new home. Still, you shouldn't rely solely on your bank's pre-approval for a guide. Before you start touring dream homes, determine the highest monthly payment you would be comfortable with, then stick to it. While this may seem like a buzz kill, it will keep you realistic and focused.

Don't forget to factor property taxes and home insurance costs into your considerations. Is the property located in a FEMA flood zone, or an area prone to wildfires, violent storms, etc.? This can have a significant impact on your overall price tag. On the upside, your new home may give you access to tax deductions for mortgage interest, property taxes, and other factors.



## THE SEARCH: SIZE & LAYOUT

When determining how much space you need in your new home. It's important to consider hidden costs. While a larger home will give you more flexibility and extra space for storage and activities, it will also mean higher utility bills, maintenance costs, and property taxes. Still, it's important to plan for the long haul: one bathroom may suit your current needs, but that one bathroom may not be enough when you're sharing it with your spouse and three children.



When it comes to property type, location is a major determining factor. Townhouses and condos are more common in urban areas, while single-family homes will be the norm in suburban and rural areas. Each property type has its advantages: a house will offer more privacy and space, while a condo may give you access to bonus amenities. You may also have the option to purchase a pre-owned home or a brand new one. Again, there are pros and cons to each. New homes are typically more expensive up front, but also more energy efficient. Older homes are cheaper and often have more character, but they also carry the previous owner's design choices, and may have hidden maintenance costs.



# THE SEARCH: CONDITION

Most homes have defects. Some, like worn carpets or tired paint, can be easily fixed, either before or after you've made your purchase. Other issues, however, can be deal breakers. Here are major condition issues to look out for:

## Foundation

Check for bulges, cracks, rotting supports, sticky doors, slanting walls, or signs of harmful pests like termites. These may indicate costly structural damage.

## Exterior

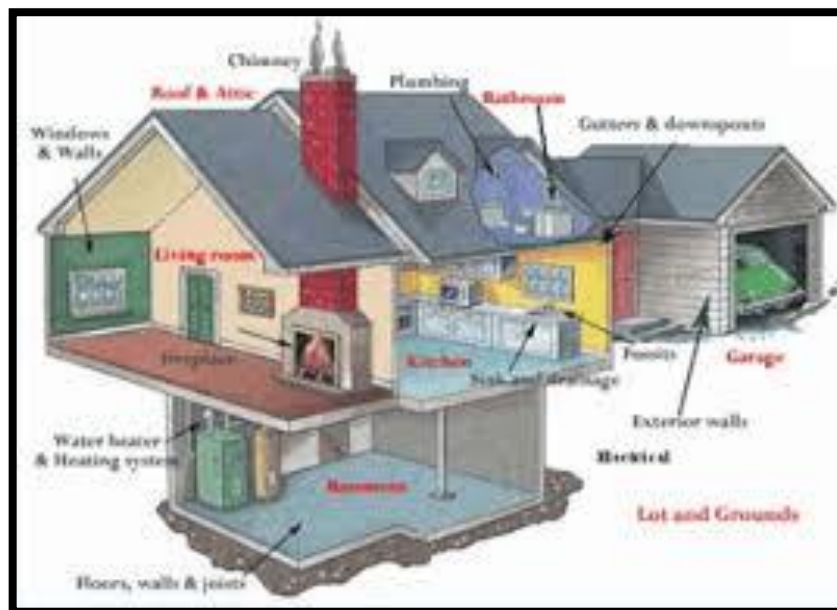
Inspect siding and roof for any obvious signs of damage, leaking, or wear. For reference, traditional asphalt shingle roofs should be replaced every 15-20 years. Other materials last longer: clay tiles, for instance, should be replaced every 50 years or so.

## Power and Heat

Look for faulty switches and wiring, adequate insulation, tight window seals, new electrical panels, and up-to-date heating and cooling systems.

## Odors

Trust your sense of smell. A funky odor may indicate hidden mold, water damage, or air pollution from nearby industrial facilities.



# THE PROCESS SIMPLIFIED

## **The Purchase Offer**

All that searching has paid off – and you've found the one!" Now it is time to write an offer that will be considered by the seller. I'll help you negotiate the details, list any contingencies (such as inspections, appraisals, financing approval, etc.) and present it to the seller. I will monitor the progress of the offer and stay in touch with the listing agent. Most importantly, I will keep you informed about the status of your offer.

## **Purchase Offer Negotiation and Acceptance**

Once you've submitted the offer, there are a number of scenarios that can follow. Your offer may be accepted exactly as written or it may be retuned with a counteroffer. In a counteroffer, the seller proposes somewhat different terms from the ones you originally offered. There is no deal until the contract has been agreed to and signed by both parties.

## **Title Companies and Title Insurance**

The title company oversees an important part of the sale transaction, ensuring the current owners have clear title to the home and are legally able to transfer it to you.

## **Contingency Timelines**

I will help you coordinate inspections, appraisals, loans and walk-throughs, and any other details that will make the process go as smoothly as possible.

## **Appraisal**

The lender will order an appraisal to protect you from paying more than current market value. This normally takes a couple of weeks.

## **Closing...and Beyond**

I will help you prepare for closing day by giving you details on what to expect. After the sale is recorded, I will present you with the keys to your new home. If you need it, I can recommend service providers – everyone from locksmiths, landscapers, painters, plumbers, etc. Even after you've moved in, I am here to help you with any questions you may have about assessments, taxes, or anything else relates to your home. In short, I want to continue our relationship. I want to be your REALTOR® for life!

# WHAT IS AN ESCROW?

**//** An Escrow is an independent "stakeholder" account and is the vehicle by which the interests of all parties to the transaction are protected. **//**



The Escrow is created after you execute the contract of sale of your home and becomes the depository for all monies, instructions and documents pertaining to the sale of said property. Some aspects of the sale are not part of the escrow. For example, the buyer and seller must decide which fixtures or personal property are included in the sale agreement. Similarly, loan negotiations occur between the buyer and the lender. Your real estate agent can guide you in these non-escrow matters.



## HOW DO I OPEN ESCROW?

Either your real estate agent or the seller's agent may open escrow. As soon as you execute the Purchase agreement, your agent will place your initial deposit into an escrow account at the escrow company.

## WHAT INFORMATION DO I NEED TO PROVIDE?

You will be asked to complete a statement of identity as part of the paperwork. Because many people have the same name, the Statement of Identity is used to identify the specific person in the transactions through such information as date of birth, social security number etc. This information is considered confidential.

## WHAT HAPPENS NEXT?

Unless he/she is paying cash, the next step will be that the buyer will apply for a mortgage loan. Your real estate agent will be able to keep you informed about the progress of the loan application. During the escrow process, the Sellers are still required to make payments on existing loans so that you do not incur any late fees or damages to your credit rating.

## HOW DOES THE ESCROW PROCESS WORK?

The escrow officer takes instructions based on the terms of your Purchase Agreement and the lenders' requirements. The escrow officer can hold inspection reports and bills for work performed as required by the Purchase Agreement. Other elements of the escrow include hazard and title insurance, and the grant deed from seller to you. Escrow cannot be completed until these items have been satisfied and all parties have signed escrow documents.

## HOW DO I KNOW WHERE MY MONEY GOES?

Written evidence of the deposit is generally included in your copy of the sales contract. The funds will then be deposited in a separate escrow or trust account. You will receive a receipt for the funds from the escrow company.

## HOW LONG IS THE ESCROW?

The amount of time necessary to complete an escrow is determined by the terms of the Purchase Agreement. It is normally 45 to 60 days, but can range from a few days to a few months.





# ROLE OF THE TITLE COMPANY

*The purchase of a home may prove to be the largest single investment many people may make in their lifetime; therefore, the importance of fully protecting such an investment cannot be overstressed. A basic home ownership protection essential to the security of the home is safe, sound, reliable title insurance.*

## WHY TITLE INSURANCE?

Title Insurance is the application of the principals of insurance to risks which are present in all real estate transactions. These risks are divided into two main categories: hidden hazards which cannot be detected in the examination of title and human errors which will always be with us.

**Examples of hidden hazards:** Forgery, incompetence of grantor or mortgagor, unknown heirs, fraud, impersonation, etc.

Title insurance differs from other types of insurance by protecting against future losses rising out of events that have happened in the past. There are no annual premiums. One premium, based on the amount of the sale or mortgage, is paid when the policy is issued and is good for the life of the policy. A mortgage policy, insuring the lender, stays in effect until the loan is paid off. An owner's policy, insuring the buyer, is good as long as the owner or owner's heirs own the property.

*Initially, the title company will search and examine the public land records to investigate information surrounding title to the property. The facts revealed by the search will determine:*

- ✓ That the seller is, in fact, the legal owner of the property.
- ✓ That the "estate" or degree of ownership being sold is currently and accurately vested in the seller.
- ✓ The presence of any unsatisfied mortgages; judgments or similar liens which must be satisfied before "clear title" can be conveyed.
- ✓ Existing restrictions, easements, right of way or other rights granted to others who are not owners which may limit the right of ownership.
- ✓ The status of property taxes and other public or private assessments.

These matters will be reflected in a preliminary report. The preliminary report is issued to the mortgage lender or purchaser before the closing.

*As you can see, the title company is constantly involved in the sales transaction almost from the time the purchase agreement is signed, through and beyond the closing. Working mostly behind the scenes, but always in close coordination with Realtors, escrow, lenders, and legal counsel, the title company strives to carry out this complex procedure in an efficient and friendly manner.*

*Title insurance protection gives a homeowner peace of mind by protecting the security of the homes and the safety of the investment.*

# HOW YOU TAKE TITLE

// Title to real property in Nevada may be held by individuals, either in Sole Ownership or in Co-Ownership. Co-Ownership of real property occurs when title is held by two or more persons. There are several variations as to how title may be held in each type of ownership. The following brief summaries reference eight of the more common examples of Sole Ownership and Co-Ownership. //

## 1 A Single Man/Woman

A man or woman who is not legally married. Example: John Doe, a single man.

## 2 An Unmarried Man/Woman

A man or woman, who having been married is legally divorced. Example: Joe Doe, an unmarried man.

## 3 A Married Man/Woman, As His/Her Sole And Separate Property

When a married man or woman wishes to acquire title in his or her name alone, the spouse must consent, by quitclaim deed or otherwise, to transfer thereby relinquishing all right, title and interest in the property. Example: John Doe, a married man, as his sole and separate property.

## 4 Community Property

Nevada defines community property acquired by husband and wife, or by either. Real property conveyed to a married man or woman is presumed to be community property, unless otherwise stated. Under community property, both spouses have the right to dispose of one half of the community property. If a spouse does not exercise his/her right to dispose of one-half to someone other than his/her spouse, then the one-half will go to the surviving spouse without administration. If a spouse exercises his/her right to dispose of one-half, that half is subject to administration in the estate. Example: John Doe & Mary Doe, husband and wife. Example: John Doe, a married man.

## 5 Joint Tenancy

A joint tenancy estate is defined as follows: "A joint interest is one owned by two or more persons in equal shares, by a title created by a single will or transfer, when expressly declared in the will or transfer to be a joint tenancy." A chief characteristic of joint tenancy property is the right of survivorship. When a joint tenant dies, title to the property immediately vests in the surviving joint tenants (s). As a consequence, joint tenancy property is not subject to disposition by will. Example: John Doe and Mary Doe, husband and wife, as joint tenants.

## 6 Tenancy In Common

Under tenancy in common, the co-owners own undivided interests; but unlike joint tenancy, these interests need not be equal in quantity or duration, and may arise at different times. There is no right of survivorship; each tenant owns an interest which, on his or her death, vests in his or her heirs or devisees. Example: John Doe, a single man, as to an undivided 3/4 interest, and George Smith, a single man, as to an undivided 1/4th interest, as tenants in common.

## 7 Trust

Title to real property may be held in a title holding trust. The trust holds legal and equitable title to the real estate. The trustee holds title for the trust/beneficiary who retains all of the management rights and responsibilities.

## 8 Community Property With Right of Survivorship

Community Property of a husband and wife, when expressly declared in the transfer document to be community property with the right of survivorship, and which may be accepted in writing on the face of the document by a statement signed or initialed by the grantees, shall, upon the death of one of the spouses, pass to the survivor, without administration, subject to the same procedures as property held in joint tenancy.

The preceding summaries are a few of the more common ways to take title to real property in Nevada and are provided for informational purposes only. For a more comprehensive understanding of the legal and tax consequences, appropriate consultation is recommended. There are significant tax and legal consequences on how you hold title. We strongly suggest contacting an attorney and/or CPA for specific advice on how you should actually vest your title. Content courtesy of First Centennial Title

# TITLE INSURANCE EXPLAINED

**//** Many home buyers just assume that when they purchase a piece of property, possession of the deed to the property is all they need to prove ownership. This is not true. Hidden hazards may attach to real estate. A property owner's greatest protection is a policy of title insurance. **//**

## WHAT IS TITLE INSURANCE?

It is a contract of indemnity which guarantees that the title is as reported and, if not reported and the owner is damaged, the title policy covers the insured for their loss up to the amount of the policy. Title insurance assures owners that they are acquiring marketable title.

Title insurance is designed to eliminate risk or loss caused by defects in title from the past. Title insurance provides coverage only for title problems which were already in existence at the time the policy was issued.

## THE TITLE SEARCH

Title companies work to eliminate risks by performing a search of the public records or through the title company's own plant. The search consists of public records, laws and court decisions pertaining to the property to determine the current recorded ownership, any recorded liens or encumbrances or any other matters of record which could affect the title to the property. When a title search is complete, the title company issues a preliminary report detailing the current status of title.

## THE PRELIMINARY REPORT

A preliminary report contains vital information which can affect the close of escrow: Ownership of the subject property; where the current owners hold title; matters of record that specifically affect the subject property or the owners of the property; a legal description of the property and an informational plat map.



# COMPARISON OF OWNER'S POLICY COVERAGES

## COVERED TITLE RISKS

	CLTA	Alta Residential	Alta "Extended"
Someone else owns an interest in your title	✓	✓*	✓*
A document is not properly signed, acknowledged or delivered		✓*	✓
Forgery, fraud, duress, incompetency, incapacity or impersonation	✓	✓*	✓*
Defective recording of any document		✓*	✓*
There are no Covenants, Conditions and Restrictions		✓*	✓*
There are recorded Covenants, Conditions and Restrictions limiting use of land		✓	✓*
There is a lien on your title due to a previous trust deed	✓	✓*	✓*
There is a lien on your title due to a recorded judgment, tax or special assessment	✓	✓*	✓*
There is a lien on your title due to a recorded Homeowners Association Charge		✓*	✓*
Available to investors (1 to 4 units)		✓	✓
The title is unmarketable	✓	✓	✓*
Mechanic's Lien - unrecorded mechanic's lien protection for work contracted by the seller		✓	✓
Forced removal of existing building due to violation of existing zoning law		✓	✓
Forced removal of existing building due to violation of restriction in Schedule B		✓	✓
Forced removal of existing building due to encroachment (not boundary wall/fence)		✓	✓
Single family home violates restriction in Schedule B or zoning ordinance		✓	✓
Pays rent to substitute land or facilities		✓	✓
Unrecorded lien by Homeowners Association		✓	✓
Unrecorded easements (i.e. easement not shown on Schedule B of policy)		✓	✓
Rights under unrecorded leases, contracts of sale or options		✓	✓
Plain language		✓	✓
Legal access - you do not have a legal right of access to and from your land		✓	✓
Physical access - vehicular and pedestrian			✓
Building permit violations			✓
Subdivision compliance			✓
Life of the policy coverage against forgery			✓
Life of the policy coverage against encroachment			✓
Life of the policy coverage against structural damage from mineral extraction			✓+
Life of the policy Living Trust Coverage			✓+
Map not consistent with legal description			✓+
Post policy automatic increase in coverage up to 125%			✓
Other defects, liens or encumbrances			✓

Note: Because of the nature of certain properties, an inspection of the property may be necessary to determine if additional exceptions from coverage need to be shown in schedule B of the residential property. All exceptions from coverage will be noted in the Commitment for Title Insurance. The foregoing table is intended to highlight only some of the aspects of coverage and is not to be construed as expanding or limiting coverage set forth in the mentioned title policies. Copies of these policies are available upon request. Any decision on coverage should be made only after review of the policies themselves. Plain language not available on split lot or sectional.

\*Available also on ALTA Std Owner's Policy  
+Offered Previously as an additional charge

# FCT CONSUMER DISCOUNTS

FCT Consumer Discounts	
	
*FIRST TIME HOME BUYER	50% off Escrow Fee
*ACTIVE MILITARY	25% off Escrow Fee
*ACTIVE TEACHERS	25% off Escrow Fee
*SENIOR CITIZEN	(Sellers 55+) 20% off Escrow Fee (Resale Only)
*NON-PROFIT ORGANIZATION	50% off Title Fee
*SHORT TERM OWNERS TITLE POLICY	20% off Title Fee up to 3 years
*RESIDENTIAL REFINANCE/REVAMP BUNDLED ESCROW FEE	50% off Title Fee (min of \$350.00) \$295.00 Escrow Fee <small>(excluding any additional doc prep fees, signing service fees, legal fees, or recording fees)</small>

## FCT now offers an amazing discount rate for consumers: RESIDENTIAL REFINANCE/REVAMP DISCOUNT RATE

50% off Title Fee (min \$350.00)  
&  
a BUNDLED ESCROW FEE  
\$295.00

- ALTA Residential Policies issued unless otherwise requested (single family, one to four units)
- ALTA Homeowner's Extended Policy available for a minimal fee (single family, one to four units)

\* Only one discount rate per sales transaction

<p>First Centennial Title Reduced Rate Certificate</p> <p>This certificate entitles you to reduced rates for an Owner's Policy should you sell your property within three (3) years.</p>	<p>Owner _____</p> <p>Escrow Number _____</p> <p>Real Estate Agent _____</p> <p>Recorded Sale Date _____</p> <p><small>This offer is applicable only if the policy is issued by First Centennial Title or its agents. To ensure your discount, present this certificate to your real estate agent when you list your home for sale.</small></p>
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# APPRAISALS 101

Whether you're buying or selling a home, understanding the role of an appraisal in the home buying process is important. An appraisal can have a significant impact on your real estate transaction, so here are some common questions about the process:

## **What is a property appraisal?**

A property appraisal is a professional assessment of a home's value conducted by a licensed appraiser. Even though you may pay \$400-\$700 for the appraisal, the appraiser works for the lender, not you.

## **What does an appraiser do?**

An appraiser evaluates a home's value by considering various factors such as the home's features and location, current housing market conditions, and comparison to the sale of similar homes in the area.

## **How do appraisers provide an unbiased assessment of a home's value?**

An appraiser is a licensed, independent service provider who has no affiliation with a home's buyer or seller. Appraisers are paid a flat fee for their service rather than a commission so they are unprejudiced when determining a home's fair market value. There are also federal laws that require the appraiser to be unbiased in the performance of the appraisal.

## **When does an appraisal take place?**

Once a buyer and seller both sign a purchase agreement for a home, the buyer can complete their loan application and continue with the home financing process. During that time, the buyer's mortgage lender will order the home's appraisal. An appraiser is assigned to assess the home's value and will submit an appraisal report back to the lender once the appraisal is complete.

## **What if the appraisal of a home's value is lower than expected?**

If a home's value is determined to be different than the contract price, there are a few options. The seller may negotiate with the buyer to find an agreeable price for both parties. If there cannot be an agreement reached, the buyer has the option to cancel the contract and get their earnest money back.



# ESTIMATING CLOSING COSTS

## THE SELLER CAN GENERALLY BE EXPECTED TO PAY FOR:

- Title insurance premium – owner's policy
- Real estate commission
- Documentary transfer tax (e.g. \$1.10p/\$1,000 of sales price--may vary by area/state)
- Any city transfer/conveyance tax (recording tax)
- Payoff of all loans in seller's name (or existing loan balance if being assumed by buyer)
- Interest accrued to lender being paid off
- Statement fees
- Reconveyance fees and any prepayment penalties
- Termite inspection – according to contract (can be paid either buyer or seller)
- Termite work (according to contract)
- Home warranty (according to contract)
- Seller's portion of escrow fee
- Any judgments, tax liens, etc. against seller
- Tax proration (for any taxes unpaid at the time of title transfer)
- Any unpaid home owner's dues (can be paid by either buyer or seller)
- Recording charges to clear all documents of record against seller
- Any bonds or assessments (according to contract)



## THE BUYER CAN GENERALLY BE EXPECTED TO PAY FOR:

- Title insurance premium – for lender's coverage
- Interest on new loan (from date of funding to 30 days prior to first payment due)
- Assumption/change of records fee for takeover of existing loan
- Recording charges for all documents in buyer's name
- Termite inspection – according to contract (can be paid for either buyer or seller)
- Tax proration (from date of acquisition)
- Beneficiary statement fee for assumption of existing loan
- All new loan charges (except those required by lender for seller to pay)
- Buyer's portion of escrow fee
- Notary fees
- Home owner's transfer fee
- Any unpaid home owner's dues (can be paid by either buyer or seller)
- Inspection fees (roofing, property inspection, geological, etc.)
- Home warranty (according to contract)
- City transfer/conveyance tax (according to contract)
- Fire insurance premium for first year

# HOME INSPECTIONS

The purpose of a home inspection is to determine the condition of the property and uncover defects. Your home inspection can also suggest preventative measures you can take to avoid costly repairs in the future. No matter how well a home has been cared for, there will always be some issues that the home inspector will find. With that said, no inspector is able to find every issue and you will be asked to sign the inspector's contract prior to the inspection limiting their liability.

## **Common Inspections**

Structural (Home) Inspection  
Pest Inspection  
Furnace Inspection  
Air Conditioning Inspection  
Roof Inspection  
Fireplace Inspection  
Radon Gas Testing  
Sewer Line Inspection

## **And if applicable:**

Septic Inspection/Pumping...  
Well Quality/Quantity  
Oil Tank Inspection  
Pool Inspection  
Survey of Property Boundaries  
Lead Paint Inspection  
Wood Stove Certification

Attend the inspection if at all possible. A good inspector will point out to you all the issues they are concerned about so you can see for yourself. It is your responsibility to understand the current and potential issues with your investment - don't miss your chance to see your home through the eyes of experts. Inspectors will also put their inspection results in a written report and share with you within a day or two after inspection.

## INSPECTION PROCESS

// When you make an offer on a home, your purchase contract will likely contain provisions allowing you various inspections of the property. The purpose of these inspections is to educate you as to the physical condition of the property you are purchasing. While these inspections do not provide guarantees of the condition of the property, they do provide valuable information to you as a Buyer. It is important to remember that your Purchase Contract may provide for withdrawal from the contract if these reports are unsatisfactory to you, but inspections should not be considered an open door to renegotiate the purchase price. //

## PHYSICAL INSPECTION

The Physical Inspection clause in your Purchase Contract, when initialed by both parties, allows you the right to have the property thoroughly inspected. This is usually done through a general home inspection. While the home inspectors are not currently required to have a license, most are, or have been, general contractors. The inspection and the resulting report provides an overall assessment of the present condition of the property.

### WHAT IS INSPECTED?

The home inspection covers items such as exterior siding, paint, flooring, appliances, water heater, furnace, electrical service, plumbing, and other visible features of the property. This is a general inspection and will often call for additional inspections by specific trades, such as roof and furnace inspections.

### FURTHER INSPECTIONS

If conditions warrant, the Home Inspector may recommend a Structural Engineer's report. Such a report would identify structural failures and detail corrections.

### WHO PAYS?

Typically, all inspections are paid for by the Buyer

## PEST INSPECTION

Often referred to as a "Termite Report", the Structural Pest Control Inspection is conducted by a licensed inspector. In addition to actual termite damage, the Pest Report will indicate any type of wood destroying organisms that may be present, including fungi (sometimes called "dry rot"), which generally results from excessive moisture.

# THE HOME BUYING PROCESS



**Amanda Gunter**

Dickson Realty

Cell 775-525-1528

agunter@dicksonrealty.com

www.RenoHomeNews.com



**THE BUYER'S ADVANTAGE**  
As the home buyer, your agent's commission is paid by the seller of the home in almost all circumstances. This means your representation costs you nothing!

**MEET WITH A REAL ESTATE PROFESSIONAL**  
Discuss the type of home you're looking for, including style, price, and location.

**CLOSING**  
This is the transfer of funds and ownership. A title company or an attorney typically acts as an independent third party to facilitate the closing.

**FINAL DETAILS**  
Perform due diligence, order the appraisal, conduct an inspection, and review terms with the lender.

**PREPARING FOR CLOSING**  
You will be finalizing your loan, reviewing documents, and discussing the findings from the inspection. Your agent will be managing this entire process for you.

**GET PRE-APPROVED**  
You will need pay stubs, W2s, and bank statements. Knowing what you can afford is critical to a successful home shopping experience.

**IN ESCROW**  
You and the Seller have agreed to the price and terms. The home is effectively held for you until closing.

**THE CONTRACT**  
In most cases the contract provides you with a timeline to obtain financing, as well as time to inspect the physical condition of the home. Your real estate professional will inform you of all your rights and responsibilities related to the contract.

**SEARCH FOR HOMES**  
The fun part! Your agent will schedule showings and help you find the perfect home.

**NEGOTIATION AND CONTRACT**  
It may take a few tries to get it just right, but you're on your way!

**MAKE AN OFFER**  
Your agent will prepare the offer based on the price and terms you choose.

**ADVANCED SEARCH**  
Not all real estate websites are the same. Your real estate professional has tools and systems to ensure you see every available home that meets your criteria.

**CONGRATULATIONS!**

**YOU ARE A NEW HOME OWNER!**

If you are already working with a real estate professional please disregard this solicitation.

AMANDA GUNTER - REALTOR® Lic. #176792 DICKSON REALTY

775.525.1528

agunter@dicksonrealty.com

www.RenoHomeNews.com

# MY COMMITMENT TO YOU

*"My role is to make the process of buying a new home as easy and enjoyable as possible. I have dedicated my career and livelihood to this goal. As your agent, I will be your tireless advocate, ensuring that you secure **the right home at the right price.**"*



Amanda Gunter  
REALTOR®

I am a full time professional real estate agent with Dickson Realty, in the Caughlin Ranch office. I have helped people in well over 80 transactions and counting. As a host and partner in the Reno Real Estate Today TV show, aired on KRXI Fox 11 and KAME My 21, I keep abreast of the changing real estate market and available listings.

Previously, I worked in supply chain, sales, and as an independent marketing consultant. I also have my own investment portfolio and can relate to the needs and goals of other investors. My purpose in life is to help people. My goal is to help you understand all aspects of real estate; "with the heart of a teacher." I pride myself on a strong work ethic and my core values.



I spent almost 20 years in Tahoe City and Truckee but was lucky enough to relocate to Reno in 2011. I am proud to call Reno home and consider it to be the best-kept secret.

## Non-Profit Associations:

- LEXI Women's Leadership Summit, Co-Organizer 2014
- Reno Gospel Mission Soup Kitchen, Monthly Volunteer
- Food Bank of Northern Nevada, Warehouse Volunteer





# TESTIMONIALS FROM CLIENTS

I was so lucky to be connected to Amanda Gunter on a call to Dickson Realty. My wife and I were cruising around looking to leave "Tax-ifornia" for Nevada. Met Amanda and she presented us with 2 properties we liked the first day. She handled the purchase negotiation with a difficult seller like the professional she is. This was a multimillion dollar purchase and two-week close. Amanda held it together in spite of the title company blowing the prelim (she selected a new company and had a clean prelim in 2 days). Amanda handled all the inspections both from the scheduling and meeting on site. Her after sale follow-up has been phenomenal. Amanda is simply the best agent to work with if you are buying or selling in Nevada.  
Bob T.

"Amanda was fantastic throughout the process. She consistently went above and beyond my expectations. I recently relocated to Reno. The first time we met, Amanda showed me around Reno and educated me about the local market and the neighborhoods. She provided me with all the resources that I needed to make the right decision. When I came into town to house hunt before I moved here, Amanda spent the entire weekend showing me houses. Ultimately, I ended up with a great property at the right price. I cannot recommend Amanda more highly!"

Gregg C.

"From the first conversation I had with Amanda, I could tell she loved her job. She was flexible with her time, extremely understanding of my time constraints and we laughed the entire way through it. Her attention to all the details that I don't have knowledge about were above and beyond what I had experienced with realtors in the past. This was my fifth home purchase and by far the most fun and easy transaction.

Traci K.

"I have used a countless number of real estate agents over the years and Amanda Gunter is at the top of my list because of her integrity and professionalism. She has worked diligently in finding and closing my last two investment properties and I recommend her highly."

Pete F.



## "MY GOAL IS TO EXCEED EXPECTATIONS."

AMANDA GUNTER - REALTOR® Lic. #176792 DICKSON REALTY  
775.525.1528 agunter@dicksonrealty.com www.RenoHomeNews.com



“...impressive negotiation skills, attention to the details,  
and passionate about real estate.”

“Amanda was my advocate. I have and will continue  
to recommend Amanda to others.”

“From the first conversation, I could tell she loved what she does.

“...her diligence, efficiency, and hard work impressed us  
incredibly.”

“Definitely the best Realtor I have ever worked with!”

“Very respectful and the ultimate professional.”

“Amanda's attention and service were extraordinary.”

“She consistently went above and beyond my expectations.”

“Amanda Gunter is not only the best realtor I've ever worked  
with, she is also one of the kindest people I have ever met! She  
will always steer you in the right direction because she truly cares  
about her clients and wants the best for them.”

# THE DICKSON DIFFERENCE

## REALTY

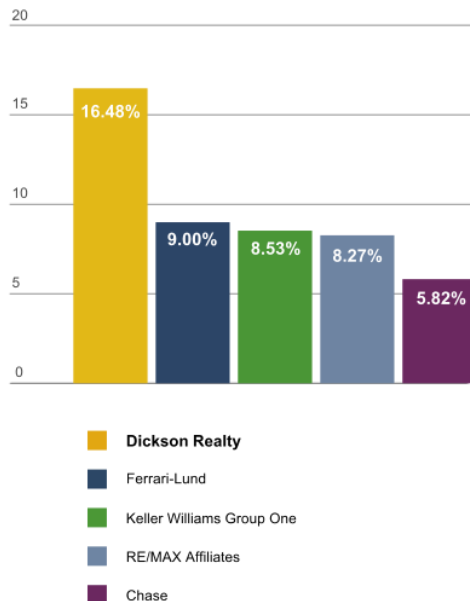
Dickson Realty was founded more than 40 years ago with a vision: to become a company dedicated to earning the trust of our clients by providing them with the highest possible level of expertise, experience, and customer service. This has been the key to our success. While Dickson Realty measures success by the quality of the transaction rather than the quantity, we are proud to have consistently been named in "The Real Trends Big Broker Report" as one of the top 200 firms in the nation.

At Dickson Realty, we pride ourselves on setting high standards. We understand the importance of the trust people place in us. We also recognize that the strength of our company lies in the knowledge and passion of our agents and in the long-term relationships we build in serving our clients. Relationships built on trust have made Dickson Realty the market leader in Reno/Sparks, with nearly twice as much market share as their closest competitor, including 70% of the luxury sales in our area.

We bring more... from our understanding of the nuances of neighborhoods, to sophisticated marketing plans for properties, to expert negotiation skills, to extensive relationships and connections that help our clients get the best...and the most. We are the market leader - for good reason.

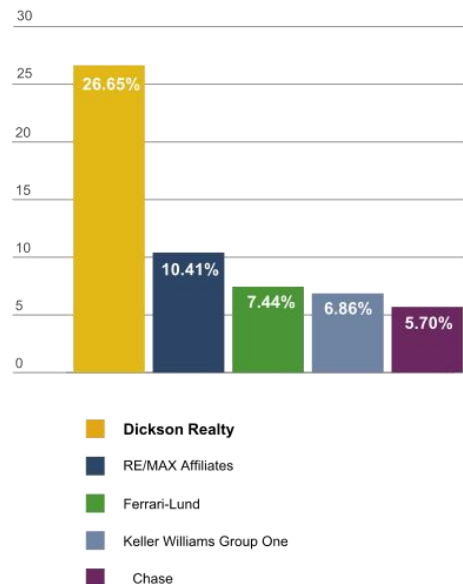
### MARKET SHARE IN RENO/SPARKS

January 1 to June 30, 2019\*



### MARKET SHARE IN RENO/SPARKS OVER \$500,000

January 1 to June 30, 2019\*



**DRAFT**



**RESIDENTIAL OFFER AND ACCEPTANCE AGREEMENT**



1 RECEIVED FROM \_\_\_\_\_  
2 \_\_\_\_\_ (BUYER),  
3 the amount set forth below as the EARNEST MONEY DEPOSIT on account of the PURCHASE PRICE OF  
4 \$ \_\_\_\_\_ for the real property commonly described as  
5 \_\_\_\_\_, situated in the ☐ City OR ☐ Unincorporated Area  
6 of \_\_\_\_\_, County of \_\_\_\_\_, State of Nevada,  
7 APN \_\_\_\_\_ (Property) legal description shall be supplied in escrow.  
8 BUYER ☐ does, ☐ does not intend to occupy the Property as a residence.  
9  
10 **EARNEST MONEY DEPOSIT (EMD)** Evidenced by ☐ Check or ☐ other \_\_\_\_\_  
11 payable to \_\_\_\_\_, held uncashed until acceptance and then deposited  
12 within one (1) business day of Acceptance with \_\_\_\_\_. \$ \_\_\_\_\_  
13 Authorized escrow holder to be selected by ☐ BUYER ☐ SELLER.  
14  
15 **BALANCE OF CASH DOWN PAYMENT** (not including closing costs) \$ \_\_\_\_\_  
16 Source of down payment \_\_\_\_\_.  
17  
18 **CASH PURCHASE** BUYER to provide evidence, satisfactory to SELLER, of sufficient cash  
19 available to complete this purchase within \_\_\_\_\_ days of Acceptance.  
20  
21 **NEW FIRST LOAN: TYPE** ☐ Conventional ☐ FHA ☐ VA ☐ Rural ☐ Private \$ \_\_\_\_\_  
22 ☐ Fixed Rate for \_\_\_\_\_ years. Interest not to exceed \_\_\_\_\_.  
23 ☐ Adjustable Rate for \_\_\_\_\_ years. Initial Interest not to exceed \_\_\_\_\_% maximum lifetime rate  
24 not to exceed \_\_\_\_\_.  
25  
26 **NEW SECOND LOAN: TYPE** ☐ Conventional ☐ Private \$ \_\_\_\_\_  
27 ☐ Other \_\_\_\_\_  
28 ☐ Fixed Rate for \_\_\_\_\_ years. Interest not to exceed \_\_\_\_\_.  
29 ☐ Adjustable Rate for \_\_\_\_\_ years. Initial Interest not to exceed \_\_\_\_\_% maximum lifetime rate  
30 not to exceed \_\_\_\_\_.  
31  
32 **BUYER** to lock loan terms within \_\_\_\_\_ days of Acceptance or BUYER agrees to pay prevailing rates.  
33  
34 **BUYER** to pay discount points not to exceed \_\_\_\_\_. **SELLER** to pay discount points not to  
35 exceed \_\_\_\_\_. Any reduction in discount points at closing to be allocated proportionately.  
36 Loan origination fee not to exceed \_\_\_\_\_% paid by ☐ BUYER ☐ SELLER.  
37 **SELLER** agrees to pay up to \$ \_\_\_\_\_ in loan fees that BUYER cannot pay pursuant  
38 to FHA or VA regulation.  
39 All remaining loan fees shall be paid as required by law, ordinance and/or regulation.  
40  
41 **OTHER** (Specify in Additional Terms and Conditions or Financing Addendum): \$ \_\_\_\_\_  
42  
43 **TOTAL PURCHASE PRICE** in the sum of (not including closing costs): \$ \_\_\_\_\_

Address \_\_\_\_\_

Buyer [\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_] and Seller [\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_] have read this page.  
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**DRAFT**

1 **CLOSING** Close of Escrow (COE) to be on \_\_\_\_\_. Unless otherwise agreed  
2 upon in writing, COE shall not change from the originally agreed upon date. The parties shall deposit, with the  
3 authorized escrow holder, all funds and instruments necessary to complete the transaction in accordance with the terms  
4 in this Agreement.

5  
6 **DEFINITIONS** **BROKER** means cooperating Brokers and all Licensees. **DAYS** means calendar days unless  
7 otherwise specified. In computing any period of time prescribed under this Agreement, the day of the event from which  
8 the designated period of time begins to run shall not be included. The last day of the period so computed shall be  
9 included. **BUSINESS DAY** means a day other than a Saturday or Sunday or a day that banks in Nevada are authorized  
10 or required by law to close. **ACCEPTANCE** or **DATE OF ACCEPTANCE** means the date on which this Agreement  
11 and any other counter offers are fully executed and delivered. **DELIVERY** or **RECEIPT** means personal delivery,  
12 transmission by Facsimile (Fax), electronic delivery, or certified mail to **BUYER**, **SELLER**, **BROKER**, or other  
13 representative. In the event of Fax, delivery shall be deemed to have occurred at the time noted on the confirmation  
14 sheet generated by the sender's Fax. In the event of certified mail, delivery and receipt shall be deemed to have  
15 occurred three (3) days following the date of mailing evidenced by the postmark on the envelope containing the  
16 delivered material. In the event of electronic delivery, delivery and receipt shall be deemed to have occurred as set  
17 forth in Nevada Revised Statutes (NRS) 719.320.

18  
19 **COUNTERPARTS AND SIGNATURES** **BUYER** and **SELLER** acknowledge and agree this Agreement may be  
20 executed in counterparts, each of which shall be deemed an original and all of which together shall constitute one and  
21 the same instrument. **BUYER** and **SELLER** agree that this Agreement may be conducted by electronic delivery, and  
22 signatures so transmitted shall be acceptable for all purposes. Signatures transmitted by electronic delivery shall be  
23 deemed original signatures.

24  
25 [\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_] **SATISFACTION OF CONTINGENCIES (BUYER Initial Required)**  
26 All contingencies shall be satisfied according to their terms within the time limits specified, expire according to the  
27 time limits specified, or be waived in writing. If **BUYER** exercises their right to terminate this Agreement under any  
28 contingency, **BUYER** is not in default and is entitled to a refund of the EMD, less **BUYER** incurred expenses. If a  
29 contingency expires, it is waived. **BUYER** and **SELLER** shall cooperate in providing written waivers of those  
30 contingencies.

31  
32 **LOAN APPLICATION REQUIREMENT (BUYER initial required if applying for a Loan)**

33 [\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_] **Within five (5) business days** of Acceptance, **BUYER** agrees to (1)  
34 submit a completed loan application, including all documentation, to a lender of **BUYER**'s choice and (2) furnish a  
35 pre-approval letter to **SELLER** based upon a standard factual credit report, acceptable debt to income ratios and  
36 sufficient funds to complete the transaction and (3) agrees to authorize ordering of the appraisal. If **BUYER** fails to  
37 complete any of the above requirements, **BUYER** is in default and **SELLER** may terminate this Agreement **within two**  
38 **(2) business days**.

Address \_\_\_\_\_

Buyer [\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_] and Seller [\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_] have read this page.  
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**DRAFT**

1 **APPRAISAL CONTINGENCY (BUYER Initial Required)**

2 **Included** **Waived**

3 [\_\_\_\_\_] / [\_\_\_\_\_] / [\_\_\_\_\_] / [\_\_\_\_\_] The Appraisal fee is to be  
4 paid by ☐ BUYER ☐ SELLER ☐ split equally ☐ other \_\_\_\_\_.

5 If the appraisal does not meet or exceed the purchase price or there are appraisal conditions, BUYER has the right to  
6 exercise one of the following options within the contingency period:

7 (A) proceed with the transaction without regard to the amount of the appraised valuation or appraisal conditions; or

8 (B) renegotiate with the SELLER, provided that if such renegotiation is not successful within 3 business days, then  
9 either party may exercise their right to terminate this Agreement upon written notice; or

10 (C) terminate this Agreement.

11

12 Any required appraisal re-inspections shall be paid by ☐ BUYER ☐ SELLER ☐ split equally ☐ other \_\_\_\_\_.

13

14 Parties acknowledge that FHA and VA guidelines may supersede this provision.

15

16 **APPRAISAL CONTINGENCY REMOVAL** Within \_\_\_\_\_ days of Acceptance, BUYER shall remove the  
17 appraisal contingency.

18

19 **LOAN CONTINGENCY REMOVAL (BUYER Initial Required)**

20 **Included** **Waived**

21 [\_\_\_\_\_] / [\_\_\_\_\_] / [\_\_\_\_\_] / [\_\_\_\_\_] Within \_\_\_\_\_ days of  
22 Acceptance, BUYER shall remove the loan contingency.

23

24 BUYER consents to the lender's release of loan status and conditions of approval to SELLER and Brokers. SELLER  
25 has no obligation to cooperate with BUYER's efforts to obtain any financing other than as specified in this Agreement.

26

27 **CONTINGENT ON SALE AND CONVEYANCE OF OTHER PROPERTY**

28 ☐ This Agreement **IS NOT** contingent upon the sale and conveyance of BUYER's property;

29 **OR**

30 ☐ This Agreement **IS** contingent upon the sale and conveyance of BUYER's property described as

31 \_\_\_\_\_ **BUYER to select option A or B.**

32 A. ☐ BUYER's property is in escrow scheduled to close on or before \_\_\_\_\_. The sale of  
33 BUYER's property is **not** contingent on the sale and conveyance of a third party's property.

34 **OR**

35 ☐ BUYER's property is in escrow scheduled to close on or before \_\_\_\_\_. The sale of  
36 BUYER's property is contingent on the sale and conveyance of a third party's property.

37

38 B. ☐ BUYER's property is currently listed in the MLS System by a REALTOR®.

39 **OR**

40 ☐ BUYER's property shall be listed within \_\_\_\_\_ days in the MLS System by a REALTOR®.

41

42 If BUYER's property does not obtain an accepted offer within \_\_\_\_\_ days of this Acceptance with a scheduled  
43 closing on or before \_\_\_\_\_, then this Agreement shall terminate unless BUYER and SELLER  
44 otherwise agree in writing. BUYER shall not accept an offer contingent on the sale of a third party's property without  
45 SELLER's written approval. If BUYER accepts an offer contingent on the sale of a third party's property without  
46 SELLER's written approval, SELLER has the right to terminate this Agreement.

47

48 SELLER shall have the right to continue to offer this Property for sale and accept written backup offers only, subject  
49 to BUYER's rights under this Agreement. If escrow on BUYER's property does not close on or before  
50 \_\_\_\_\_, this Agreement shall terminate, unless BUYER and SELLER otherwise agree in writing, and  
51 the parties agree to cancel the escrow and return the EMD to BUYER less BUYER incurred expenses.

Address \_\_\_\_\_

Buyer [\_\_\_\_\_] / [\_\_\_\_\_] / [\_\_\_\_\_] / [\_\_\_\_\_] and Seller [\_\_\_\_\_] / [\_\_\_\_\_] / [\_\_\_\_\_] / [\_\_\_\_\_] have read this page.  
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1 BUYER shall provide information regarding the listing, the escrow, and related escrows for the contingent property,  
2 including but not limited to, the closing date, loan status, inspections, and all additional contingencies on BUYER's  
3 property within \_\_\_\_\_ days of each event. BUYER authorizes SELLER and Brokers to obtain updates on BUYER's  
4 listing or escrow.

5

6 If any of the contingencies in the Contingent on Sale and Conveyance of Other Property section are not satisfied,  
7 SELLER then this Agreement shall terminate reserves the right to terminate this Agreement. If SELLER terminates  
8 this Agreement, the parties agree to cancel the escrow and return the EMD to BUYER less BUYER incurred expenses.

9

10 If BUYER does not deliver written notice that BUYER's property has obtained an accepted offer within \_\_\_\_ days  
11 of this Acceptance with a scheduled closing on or before \_\_\_\_\_, then SELLER has the right to terminate this  
12 Agreement and may do so at any time prior to BUYER delivering a written notice of an accepted offer on  
13 BUYER's property. If SELLER terminates this Agreement, the parties agree to cancel the escrow and return the  
14 EMD to BUYER less BUYER incurred expenses

15 If escrow on BUYER's property does not close on or before \_\_\_\_\_, then SELLER has the right to terminate this  
16 Agreement and may do so at any time PRIOR to BUYER closing escrow on BUYER's property. If SELLER  
17 terminates this Agreement, the parties agree to cancel the escrow and return the EMD to BUYER less BUYER  
18 incurred expenses.

19

20 **SELLER'S REAL PROPERTY DISCLOSURE FORM (SRPD)** SELLER shall provide BUYER, at time of  
21 written acceptance, a completed SRPD which, by this reference, shall be incorporated into this Agreement. BUYER  
22 shall return an acknowledged copy to SELLER or terminate this Agreement, in writing, within four (4) business days  
23 of receipt. SELLER is required to disclose any new defects between the time the SRPD is executed and COE.

24

25 **DISCLAIMER** BUYER understands that the SRPD is for disclosure purposes and is not a substitute for property  
26 inspections by experts including, but not limited to, engineers, geologists, architects, general contractors, specialty  
27 contractors such as roofing contractors, and pest control operators. BUYER is advised to retain any experts believed  
28 appropriate. BUYER understands and acknowledges Brokers cannot warrant the condition of the Property or guarantee  
29 all defects have been disclosed by SELLER. BUYER and SELLER acknowledge Brokers shall not investigate the  
30 status of permits, location of Property lines, code compliance or any other Property condition.

31

32 **VESTED TITLE** Title shall vest as designated in the escrow instructions.

33

34 **EXAMINATION OF TITLE** In addition to any encumbrances referred to in this Agreement, BUYER shall take  
35 title to the Property subject to: (1) real estate taxes not yet due, and (2) Covenants, Conditions, & Restrictions  
36 (CC&Rs), rights of way, and easements of record, if any, that do not materially affect the value or intended use of the  
37 Property. Within two (2) business days of Acceptance, SELLER shall order a preliminary title report, and CC&Rs, if  
38 applicable. Within five (5) days of BUYER's receipt of the preliminary title report and CC&Rs, BUYER's objections  
39 shall be delivered to SELLER's Broker within this five (5) day period. Should BUYER object to any of the prelimi-  
40 nary title report or CC&R's, SELLER shall use due diligence to remove those objections prior to COE. If those objec-  
41 tions cannot be removed, BUYER may elect to purchase the Property, subject to the existing objections, or BUYER  
42 may elect to terminate all rights and obligations under this Agreement. The EMD shall be returned to BUYER, less  
43 BUYER incurred expenses. If SELLER is unwilling or unable to remove BUYER's objections, SELLER shall deliver  
44 written notification to BUYER's Broker within ten (10) days of receipt.

45

#### 46 **TITLE AND CLOSING COSTS**

47 ☐ BUYER ☐ SELLER ☐ split equally ☐ other \_\_\_\_\_ shall pay for a (Standard) owner's policy of  
48 title insurance.

49 ☐ BUYER ☐ SELLER ☐ split equally ☐ other \_\_\_\_\_ shall pay for a (Standard) lender's policy of  
50 title insurance.

**DRAFT**

Address \_\_\_\_\_

Buyer [\_\_\_\_\_] / [\_\_\_\_\_] / [\_\_\_\_\_] and Seller [\_\_\_\_\_] / [\_\_\_\_\_] / [\_\_\_\_\_] have read this page.  
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1 BUYER is aware additional coverage policies are available. All costs associated with additional coverage policies to be  
2 paid for by ☐ BUYER ☐ SELLER ☐ split equally ☐ other \_\_\_\_\_.  
3 Escrow Fee to be paid by ☐ BUYER ☐ SELLER ☐ split equally ☐ other \_\_\_\_\_.  
4 Transfer Tax(es) to be paid by ☐ BUYER ☐ SELLER ☐ split equally ☐ other \_\_\_\_\_.  
5 All remaining closing costs shall be paid in the customary manner as required by law, ordinance and/or regulation.  
6

7 **COMMON-INTEREST COMMUNITY DISCLOSURE**

8 The Property ☐ is or ☐ is not located in a Common-Interest Community (CIC).

9 If so, complete the following:

10 SELLER shall provide, at SELLER's expense, the (CIC) documents ("Resale Package") as required by NRS  
11 116.4109. SELLER shall order the Resale Package **within five (5) days of Acceptance** and deliver it to BUYER upon  
12 receipt.

13 CIC Association transfer fees paid by ☐ BUYER ☐ SELLER ☐ split equally ☐ other \_\_\_\_\_

14 CIC Association set up fees paid by ☐ BUYER ☐ SELLER ☐ split equally ☐ other \_\_\_\_\_

15 CIC Capital Contribution fees paid by ☐ BUYER ☐ SELLER ☐ split equally ☐ other \_\_\_\_\_

16 Other CIC Association fees related to the transfer of the (CIC) shall be paid by ☐ BUYER ☐ SELLER ☐ split  
17 equally ☐ other \_\_\_\_\_

18 The amount of any delinquent assessments, including penalties, attorney's fees, and other charges provided for in the  
19 management documents shall be paid current by SELLER at COE.

20 Existing assessments levied shall be paid by ☐ BUYER ☐ SELLER ☐ split equally

21 ☐ other \_\_\_\_\_

22 CIC assessments levied, but not yet due, shall be paid by ☐ BUYER ☐ SELLER ☐ split equally

23 ☐ other \_\_\_\_\_

24 BUYER shall have **five (5) days** from receipt of the Resale Package to review it. If BUYER does not approve the  
25 Resale Package, then written notice to cancel must be given **within that same five (5) day period**.  
26

27 **AREA RECREATION PRIVILEGES AND RULES** SELLER shall comply with CIC (including area recreation  
28 privileges) rules regarding the return or transfer of any passes, identification cards, or keys for access to the CIC  
29 facilities and general improvements. BUYER shall become familiar with the current CIC facilities and general  
30 improvement policies regarding recreation privileges and associated costs prior to COE.  
31

32 **OMISSIONS FROM ESCROW INSTRUCTIONS** The omission from the escrow instructions of any provision in  
33 this Agreement shall not preclude any party from enforcing that provision. All written representations and warranties  
34 shall survive the conveyance of the Property.  
35

36 **BONDS AND ASSESSMENTS (Other than CIC)** In the event there is a bond or assessment with a principal  
37 balance or that requires settlement in full prior to COE, it shall be paid by ☐ SELLER ☐ BUYER ☐ assumed by  
38 BUYER if allowed ☐ split equally ☐ other \_\_\_\_\_.  
39

40 **PRORATION** Any and all rents, taxes, interest, homeowner association fees, payments on bonds, assessments and  
41 other Property expenses, assumed by BUYER shall be prorated as of the date of recordation of the deed. Security  
42 deposits, advance rentals, or considerations involving future lease credits shall be credited to BUYER at COE.  
43

44 **REASSESSMENT OF PROPERTY TAX** BUYER is advised the Property may be reassessed in the future, which  
45 may result in a tax increase or a tax decrease.  
46

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Address \_\_\_\_\_

Buyer [\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_] and Seller [\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_] have read this page.



1 **HOME WARRANTY CONTRACT (BUYER Initial Required)**

2 **Included**

**Waived**

3 [\_\_\_\_\_] / [\_\_\_\_\_] / [\_\_\_\_\_] / [\_\_\_\_\_] A home warranty  
4 contract shall be selected by ☐ BUYER ☐ SELLER and shall be paid for by ☐ BUYER ☐ SELLER ☐ split equally  
5 ☐ other \_\_\_\_\_. The home warranty confirmation shall be delivered to escrow and become  
6 effective at COE for not less than one year, at a price NOT to exceed \$ \_\_\_\_\_.

7  
8 **ITEMS NOT ADDRESSED** Items of general maintenance or cosmetic nature not materially affecting the value, or  
9 use of the Property, existing at the time of Acceptance not expressly addressed in this Agreement, are deemed  
10 accepted by BUYER.

11  
12 **FIXTURES** All items permanently attached to the Property as of the date of this Agreement including, but not  
13 limited to, light fixtures, attached floor coverings, attic fans, central vacuum and related equipment, humidifier  
14 systems, drapes/curtains, blinds/shades including rods/hardware, doors and window screens, storm sash, awnings, TV  
15 antennas, TV wall mounts, satellite dishes, burglar, fire and smoke alarms and fire sprinklers, built-in pools/spas/  
16 saunas and related equipment, solar systems, conforming woodstoves, intercom systems, water softener systems, water  
17 and air filtration systems, attached fireplace screens, keyless entries, electric garage door openers with controls,  
18 outdoor plants and trees (other than in movable containers), **OTHER** \_\_\_\_\_

19 \_\_\_\_\_  
20 \_\_\_\_\_  
21 \_\_\_\_\_  
22 are included in the purchase price, free of liens, **EXCLUDING** \_\_\_\_\_

**DRAFT**

23 \_\_\_\_\_  
24 \_\_\_\_\_  
25 \_\_\_\_\_  
26 \_\_\_\_\_

27 **PERSONAL PROPERTY** The following personal property, on the premises when inspected by BUYER is  
28 included in the purchase price, free of liens, with no warranty or value implied: \_\_\_\_\_

29 \_\_\_\_\_  
30 \_\_\_\_\_  
31 \_\_\_\_\_

32 **SYSTEMS AND MAINTENANCE** Until possession of the Property is delivered, SELLER shall maintain the  
33 Property, including but not limited to, all existing structures, landscaping, grounds, appliances and systems. SELLER  
34 agrees to deliver the Property in a neat and clean condition, and remove all debris and personal belongings,  
35 **EXCLUDING:** \_\_\_\_\_

36 \_\_\_\_\_  
37 \_\_\_\_\_  
38 \_\_\_\_\_  
39 \_\_\_\_\_

40 **OIL AND PROPANE** Any oil or propane fuel existing at the time of Acceptance, allowing for normal use up to  
41 COE, shall be ☐ purchased by BUYER ☐ included in the purchase price. If the fuel is purchased by BUYER,  
42 SELLER shall contact the fuel company to measure the existing fuel **no later than five (5) days** prior to COE. The  
43 fuel credit amount shall be submitted to Escrow for credit to SELLER. Buyer is responsible for any fuel contracts after  
44 close of escrow.

**DRAFT**

Address \_\_\_\_\_

Buyer [\_\_\_\_\_] / [\_\_\_\_\_] / [\_\_\_\_\_] and Seller [\_\_\_\_\_] / [\_\_\_\_\_] / [\_\_\_\_\_] have read this page.

1 **PHYSICAL INSPECTIONS** BUYER has the right to inspect the Property, order all inspections, and select  
2 qualified professionals including, but not limited to, licensed contractors, certified building inspectors, and any other  
3 qualified professionals to inspect the Property.

4 BUYER shall indicate inspections to be included or waived in the list below. The following is not a comprehensive list  
5 of possible inspections; therefore, BUYER should add any additional inspections necessary to satisfy BUYER under  
6 "OTHER."

7 All inspections shall be completed and copies of all inspections shall be provided to BUYER and SELLER at no  
8 additional expense

9 ☐ within \_\_\_\_\_ days of Acceptance; OR

10 ☐ within \_\_\_\_\_ days of other contingency: \_\_\_\_\_

11 Within the time specified above, BUYER shall deliver to SELLER, in writing, one of the following:

12 A. approval of the inspections without requiring any repairs; OR

13 B. approval of the inspections with a Notice of Required Repairs or an Addendum listing all required repairs.  
14 SELLER shall respond in writing to BUYER's repair request **within five (5) business days** of delivery; OR

15 C. termination of this Agreement. If BUYER terminates, BUYER is released from any and all obligations to  
16 SELLER, and BUYER is entitled to a refund of the EMD, less BUYER incurred expenses.

17 If any inspection is not completed by the deadline, it is waived unless otherwise agreed to in writing. SELLER is  
18 released from liability for the cost of repairs that inspection would have reasonably identified had it been conducted,  
19 except as otherwise provided by law.

20

21 **INSPECTIONS**

	Included	Waived	N/A	Paid By	
22 PEST INSPECTION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
23 HOME INSPECTION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
24 HEATING SYSTEM INSPECTION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
25 COOLING SYSTEM INSPECTION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
26 SURVEY Type _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
27 WELL QUALITY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
28 WELL QUANTITY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
29 SEPTIC PUMPING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
30 SEPTIC INSPECTION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
31 SEPTIC LID LOCATION/REMOVAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
32 FIREPLACE INSPECTION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
33 WOOD BURNING DEVICE INSPECTION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
34 WOOD BURNING DEVICE CERTIFICATION (if required)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER

35 Certification requires inspection. (In the event device does not meet all applicable codes and/or laws, the cost of its  
36 removal shall be the responsibility of SELLER. Stovepipe to be capped off at the ceiling or fireplace to be restored to  
37 working order at SELLER's expense.)

38 OIL TANK TEST Type \_\_\_\_\_ ☐ ☐ ☐ ☐ BUYER ☐ SELLER

39 (If oil tank needs to be filled to a perform test, BUYER ☐ shall, ☐ shall not reimburse SELLER.)

40 LEAD BASED PAINT ASSESSMENT OR INSPECTION ☐ ☐ ☐ ☐ BUYER ☐ SELLER

41 RADON INSPECTION ☐ ☐ ☐ ☐ BUYER ☐ SELLER

42 OTHER \_\_\_\_\_ ☐ ☐ ☐ ☐ BUYER ☐ SELLER

43

44 [\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_] (BUYER Initials) BUYER affirms the above selections.

45

46 SELLER agrees to provide reasonable access to the Property to BUYER, and inspectors, for inspections and  
47 re-inspections and appraiser. SELLER agrees to have all utilities in service the day of any inspection and until COE. If  
48 this transaction fails to close, the parties remain obligated to pay for inspections performed as agreed.

Address \_\_\_\_\_

Buyer [\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_] and Seller [\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_] have read this page.

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1 **REPAIRS** SELLER agrees to pay for and complete repairs, in an amount not to exceed the total sum of  
2 \$ \_\_\_\_\_. Seller understands that Buyer has not yet completed inspections, if any. Buyer reserves the  
3 right to request additional repairs (1) identified by the inspections; 2) as allowed by Nevada law for SRPD-related  
4 disclosures or newly discovered defects; 3) or for repairs indicated on the Appraisal Report. Seller reserves the right to  
5 refuse to complete requested repairs in an amount exceeding the repair limit as indicated above, but understands Buyer  
6 may have a right to terminate this Agreement. For any repairs completed a copy of all repair invoices and receipts shall  
7 be delivered to BUYER prior to COE. Brokers have no responsibility to assist in the payment of any repairs,  
8 corrections or deferred maintenance on the Property.

**DRAFT**

9  
10 **RE-INSPECTIONS (BUYER Initial Required)**

11 **Included** **Waived**  
12 [\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_] [\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_] SELLER shall have all  
13 agreed upon repairs completed no later than \_\_\_\_\_ days prior to COE and BUYER shall have the right to re-inspect.  
14 Re-inspections shall be paid by ☐ BUYER ☐ SELLER ☐ split equally ☐ other \_\_\_\_\_.

15  
16 **FINAL WALKTHROUGH** BUYER shall have the right to a final walkthrough prior to COE.

17  
18 **PHYSICAL POSSESSION** Physical possession of the Property with any keys to Property locks, community mail-  
19 boxes, alarms, and garage door openers shall be delivered to BUYER ☐ upon recordation of the deed; **OR** ☐ Short  
20 Term Agreement to Occupy After COE; **OR** ☐ Residential Lease/Rental Agreement.

21  
22 **DESTRUCTION OF IMPROVEMENTS** If the improvements of the Property are destroyed, materially damaged,  
23 or found to be materially defective prior to COE, BUYER may terminate this Agreement by written notice delivered to  
24 SELLER's Broker, and EMD shall be returned to BUYER less BUYER incurred expenses.

25  
26 **LAND USE REGULATION** BUYER is advised the Property may be subject to the authority of the city, county,  
27 state, federal governments, and/or various courts having jurisdiction. These governmental entities, from time to time,  
28 have adopted and revised land use and environmental regulations that may apply to the Property. BUYER is advised  
29 to research the possible effect of any applicable land use or environmental regulation. Brokers make no representations  
30 or warranties regarding the existing permissible uses or future revisions to the land use regulations.

31  
32 **ENVIRONMENTAL CONDITIONS** BUYER is advised the Property may be located in an area found to have  
33 special flood hazards as indicated by FEMA, avalanche conditions, freezing temperatures, snow loads, seismic activity  
34 and/or wildland fires. It may be necessary to purchase additional insurance in order to obtain a loan for the Property.  
35 For further information, consult your lender, insurance carrier, or other appropriate agency.

36  
37 **WATER METERS** BUYER may be required at a future date to incur the cost of installation of a water meter  
38 and/or conversion to metered rates.

39  
40 **WELLS** Many factors may affect the performance of a well system. If the Property includes a well, BUYER may  
41 be required at some future date to incur the cost of connecting the Property to a public water system.

42  
43 **ADDITIONAL FEES** Some areas may have additional fees or charges for the remediation of water systems.

44  
45 **SEPTIC SYSTEMS** If the Property includes a septic system, BUYER may be required at some future date to incur  
46 the cost of connecting the Property's plumbing to a public sewer system.  
47 At COE, BUYER assumes all future costs associated with water meters, wells, and septic systems.

48  
49 **PRIVATE ROADS** SELLER shall disclose if the Property shares a common road, access driveway, or right-of-way  
50 with another property. If a road maintenance agreement exists, SELLER shall provide the agreement to BUYER.

Address \_\_\_\_\_

Buyer [\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_] and Seller [\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_] have read this page.  
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AMANDA GUNTER - REALTOR® Lic. #176792 DICKSON REALTY  
775.525.1528 agunter@dicksonrealty.com www.RenoHomeNews.com



1 **WATER RIGHTS** Water rights, if any, shall be included with the Property unless specifically excluded by deed or  
2 mutual agreement.

3  
4 **ADDITIONAL TERMS AND CONDITIONS**

5  
6  
7  
8 **DRAFT**  
9  
10  
11  
12  
13  
14  
15

16 **TAX DEFERRED EXCHANGE** If BUYER or SELLER request to enter into a IRC tax deferred exchange for the  
17 Property, each party agrees to cooperate with the other in connection with the exchange, including the execution of  
18 documents deemed necessary to effectuate same. No party shall be obligated to delay the closing. All additional costs  
19 in connection with the exchange shall be borne by the party requesting it. No party shall be obligated to execute any  
20 note, contract, deed, or other document providing for any personal liability that would survive the exchange. The  
21 other party shall be indemnified and held harmless against any liability arising or that has arisen on account of the ac-  
22 quisition of ownership of the exchanged property.

23  
24 **VERIFICATION OF INFORMATION** Any information relating to square footage, land or its use, and/or  
25 improvements of the land are approximate or estimates only, and neither SELLER nor Brokers make any  
26 representation or guarantee regarding their accuracy. Any oral or written representations by SELLER or Brokers  
27 regarding the age of improvements, size, or square footage of a parcel or building, or the location of property lines,  
28 may not be accurate. Apparent boundary line indicators such as fences, hedges, walls, or other barriers may not  
29 represent the true boundary lines. Brokers are not obligated to investigate the status of permits, zoning, or code  
30 compliance. BUYER to satisfy any concerns with conditions that are an important or critical element of the purchase  
31 decision. BUYER agrees they have not received or relied upon any representation by Brokers or SELLER with respect  
32 to the condition of the Property not contained in this Agreement. The information contained in the Multiple Listing  
33 Service, computer, advertisements, and feature sheets pertaining to the Property are not warranted or guaranteed by  
34 Brokers. Errors and/or omissions in inputting information, while uncommon, are possible. BUYER shall be  
35 responsible for verifying the accuracy of such information. Deposit of all funds necessary to close escrow shall be  
36 deemed final acceptance of the Property. SELLER agrees to hold Brokers harmless and to defend and indemnify them  
37 from any claim, demand, action, or proceeding resulting from any omission or alleged omission by SELLER.

38  
39 **NEVADA LAW TO APPLY** Nevada law shall apply to the interpretation and enforcement of this Agreement.

40  
41 **MEDIATION** If a dispute arises out of or relates to this Agreement or its breach, the parties are aware the local  
42 Association of REALTORS® has a Dispute Resolution Service (DRS) available. A DRS brochure is available upon  
43 request.

44  
45 **ATTORNEY FEES** In the event either party is required to engage the services of an attorney to enforce this  
46 Agreement, the prevailing party in any proceeding shall be entitled to an award of reasonable attorney's fees, legal  
47 expenses, and costs.

48  
49 **CODE OF ETHICS** Not all real estate licensees are REALTOR(S)®. A REALTOR® is a member of the National  
50 Association of REALTORS® and therefore subscribes to a higher ethical standard, known as the REALTOR® Code of  
51 Ethics. To receive a copy of the REALTOR® Code of Ethics, ask your real estate professional or the local Association  
52 of REALTORS®.

Address \_\_\_\_\_

Buyer [\_\_\_\_\_] / [\_\_\_\_\_] / [\_\_\_\_\_] and Seller [\_\_\_\_\_] / [\_\_\_\_\_] / [\_\_\_\_\_] have read this page.

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1 **PROFESSIONAL CONSULTATION ADVISORY** A real estate Broker is qualified to advise on real estate. The  
2 parties are advised to consult with appropriate professionals including, but not limited to, engineers, surveyors,  
3 appraisers, lawyers, CPAs, or other professionals on specific topics, including but not limited to, land use regulation,  
4 boundaries and setbacks, square footage, physical condition, legal, tax, water rights, and other consequences of the  
5 transaction.

6

7 **SELLER DEFAULT** If SELLER defaults in the performance of this Agreement, BUYER shall have the right to  
8 recover from SELLER all of BUYER's actual damages BUYER may suffer as a result of SELLER's default, and to  
9 pursue any and all remedies available at law or in equity.

10

11 **BUYER DEFAULT** BUYER must initial only one of the following.

12 If BUYER defaults in the performance of this Agreement, SELLER shall have the right to:

13 A. [\_\_\_\_\_] / [\_\_\_\_\_] (BUYER Initials) Liquidated Damages: SELLER shall have the right to retain, as their  
14 sole legal recourse, the EMD. BUYER and SELLER hereby acknowledge SELLER's actual damages would be  
15 difficult to measure and that the EMD is a fair and reasonable estimate of such damages.

16

17 **OR**

18

19 B. [\_\_\_\_\_] / [\_\_\_\_\_] (BUYER Initials) Actual Damages: SELLER shall have the right to recover from  
20 BUYER all of SELLER's actual damages that SELLER may suffer as a result of BUYER's default, and to pursue  
21 any and all remedies available at law or in equity.

22

23 **THE FOLLOWING HAVE BEEN RECEIVED AND ACKNOWLEDGED BY BUYER:**

24 ☐ Consent to Act

25 ☐ Duties Owed by a Nevada Real Estate Licensee

26 ☐ Environmental Contact List

27 ☐ HUD Inspection For your Protection: Get a Home Inspection

28 ☐ Information Regarding Private Well and Septic System

29 ☐ Residential Disclosure Guide

30 ☐ Wire Fraud Advisory

31 ☐ Other \_\_\_\_\_

32 ☐ Other \_\_\_\_\_

33

34 **THE FOLLOWING ADDENDA AND EXHIBITS SHALL BE INCORPORATED**

35 ☐ Common Interest-Community Information Statement "Before You Purchase Property ..."

36 ☐ Lead-Based Paint Disclosure Statement (for properties built prior to 1978)

37 ☐ Open Range Land Disclosure

38 ☐ Residential/Lease Rental Agreement

39 ☐ Seller Financing Addendum (Residential)

40 ☐ Short Sale Addendum to the Offer and Acceptance Agreement

41 ☐ Short Term Agreement to Occupy After Close of Escrow

42 ☐ Used Manufactured/Mobile Home Disclosure

43 ☐ Other \_\_\_\_\_

44 ☐ Other \_\_\_\_\_

45

46 **ENTIRE AGREEMENT** This Agreement and attachments contain the entire agreement of the parties and supersede  
47 all prior agreements or representations with respect to the Property not expressly set forth in this Agreement. This  
48 Agreement may only be modified in writing, signed and dated by the parties. BUYER acknowledges having read and  
49 approved all provisions of this Agreement.

Address \_\_\_\_\_

Buyer [\_\_\_\_\_] / [\_\_\_\_\_] / [\_\_\_\_\_] and Seller [\_\_\_\_\_] / [\_\_\_\_\_] / [\_\_\_\_\_] have read this page.  
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1 **TIME IS OF THE ESSENCE** Time is of the essence of this Agreement.

2

3 **SELLER** has agreed, by separate listing agreement, to pay real estate commissions for services rendered, at COE.

4 As published in the MLS, \_\_\_\_\_ % of the accepted price, or \$ \_\_\_\_\_, shall be paid to BUYER's real  
5 estate brokerage, \_\_\_\_\_.

6

7 **EXPIRATION OF OFFER** Per NRS 645.254, all offers must be presented to SELLER. This Offer expires unless  
8 accepted, including delivery to BUYER, or \_\_\_\_\_

9 on/or before \_\_\_\_\_ ☐ A.M. ☐ P.M. on \_\_\_\_\_.

10

11 BUYER \_\_\_\_\_ **DRAFT** \_\_\_\_\_ DATE \_\_\_\_\_ TIME \_\_\_\_\_

12

13 BUYER \_\_\_\_\_ DATE \_\_\_\_\_ TIME \_\_\_\_\_

14

15 BUYER \_\_\_\_\_ DATE \_\_\_\_\_ TIME \_\_\_\_\_

16

17 BUYER \_\_\_\_\_ DATE \_\_\_\_\_ TIME \_\_\_\_\_

18

19 BUYER's Representation:

20

21 BUYER's Licensee Name \_\_\_\_\_ (Print Name) BUYER's Broker Name \_\_\_\_\_

22

23 BUYER's Licensee Nevada License # \_\_\_\_\_ BUYER's Broker Nevada License # \_\_\_\_\_

24

25 Phone \_\_\_\_\_ Fax \_\_\_\_\_ Brokerage Name \_\_\_\_\_

26

27 BUYER's Licensee Email \_\_\_\_\_ Office Address \_\_\_\_\_

28

29 BUYER's Licensee Signature \_\_\_\_\_ City/State/Zip \_\_\_\_\_  
30 (Licensees acknowledgement of receipt of deposit)

31

### 31 **SELLER'S ACCEPTANCE, COUNTER OFFER OR REJECTION OF AGREEMENT**

32 SELLER acknowledges having read and approved each provision of this Agreement. Authorization is given to Brokers  
33 to deliver a signed copy to BUYER and disclose the terms of the sale to members of the Multiple Listing Service or  
34 Association of REALTORS® at COE. SELLER has the authority to sell the Property on the terms and conditions  
35 stated in this Agreement.

36

37 **TAX WITHHOLDING (FIRPTA)** Unless the Property is acquired for use as a primary residence and is sold for  
38 no more than \$300,000, SELLER agrees to provide BUYER with (a) Non-Foreign Seller Affidavit, or (b) Withholding  
39 Certificate Form from the Internal Revenue Service stating that withholding is not required. In the event none of the  
40 foregoing is applicable, BUYER requires a percentage of SELLER's proceeds to be escrowed to comply with the  
41 FOREIGN INVESTMENT AND REAL PROPERTY TAX ACT (IRC 1445).

42

43 SELLER ☐ is OR ☐ is not a foreign person therefore subjecting this transaction to FIRPTA withholding.

Address \_\_\_\_\_

Buyer [\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_] and Seller [\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_] have read this page.  
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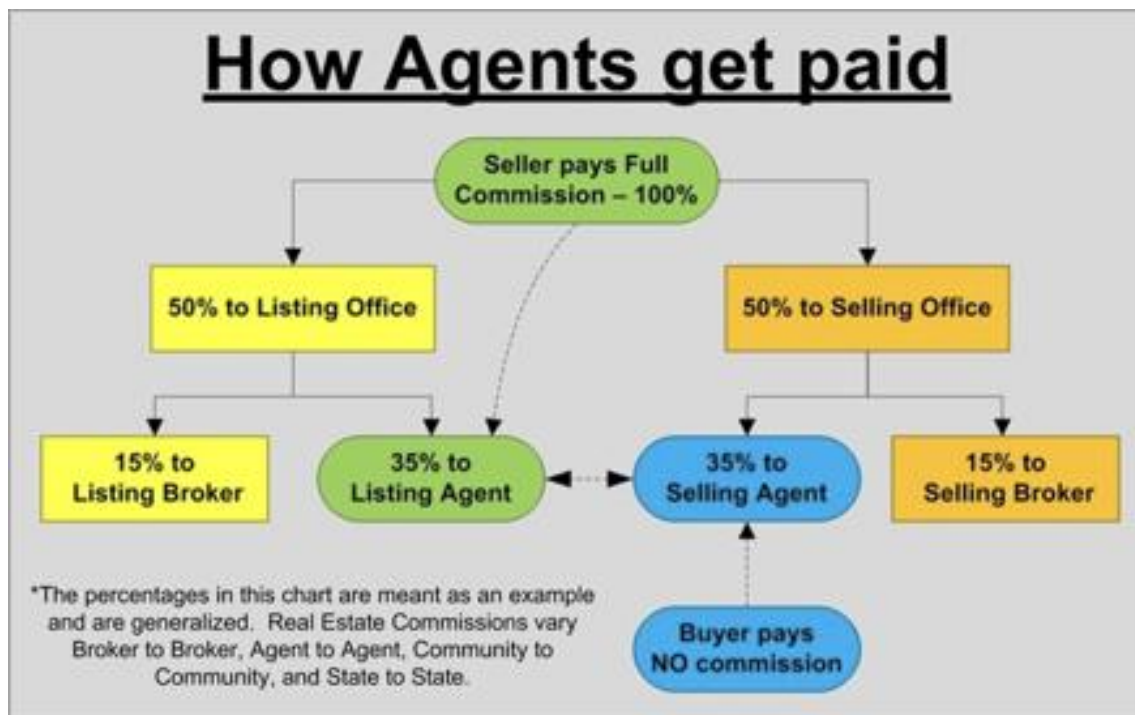
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# HOW REALTORS® ARE PAID

Almost all real estate agents work on commission and are paid only when the transaction closes. Real estate agents are one of the few professions that work this way.

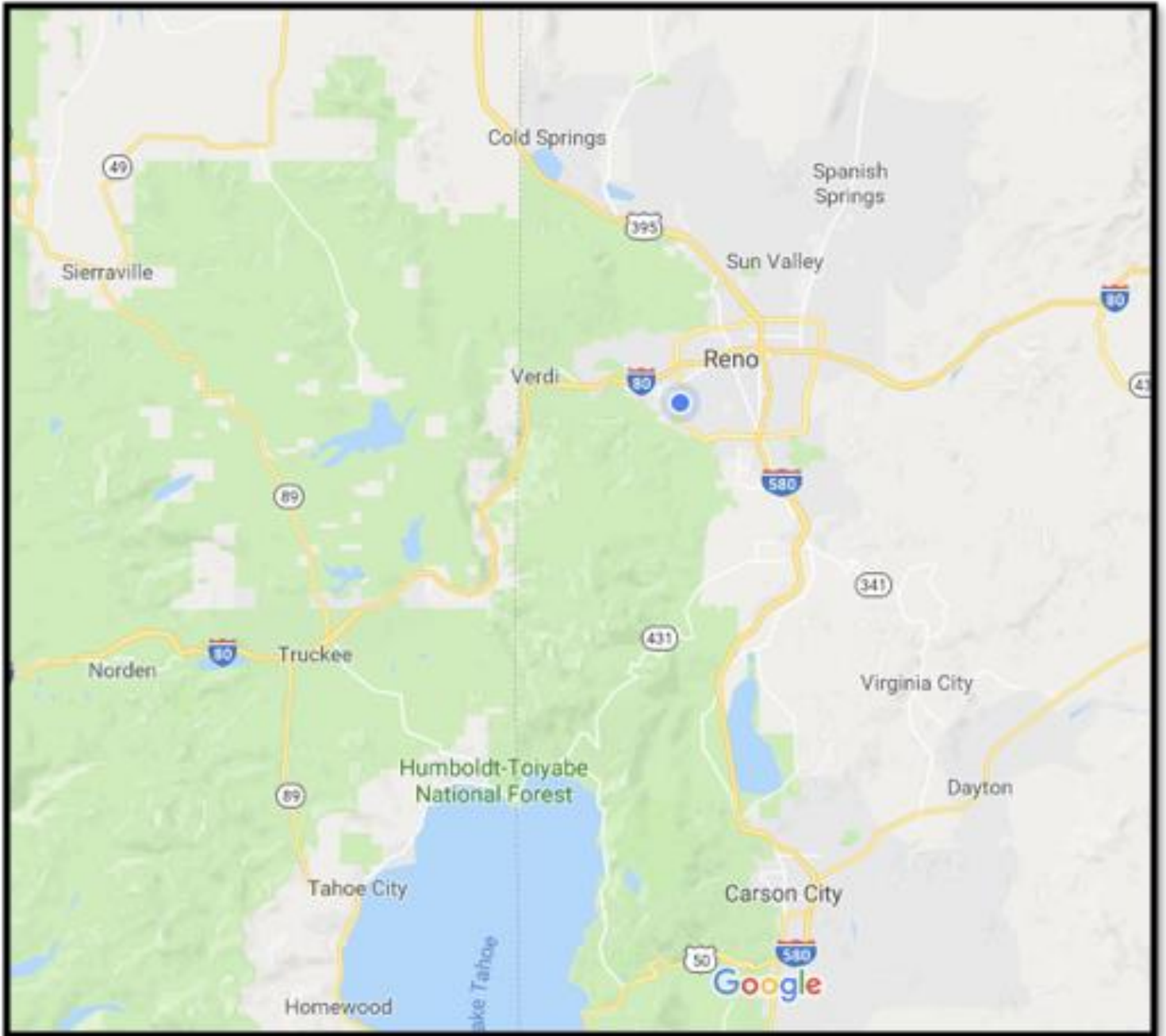
When a seller signs a listing agreement, he/she agrees to a commission rate with the listing agent. This commission rate is often split between the seller's agent and the buyer's agent. The commissions are paid from the seller's earnings, through the escrow company, to each agent's brokerage. After a percentage is held back by the brokerage, the agents receive their portion which goes to help pay their independent contractor company costs (i.e. marketing, insurance, taxes, etc.)

**Commissions are TYPICALLY split four ways: (but can be negotiated differently)**



Dickson agents are independent contractors and are responsible for their own business costs. This includes licensing fees, MLS fees, vehicle costs, office fees, marketing costs, and more.

# TAHOE - RENO MAP

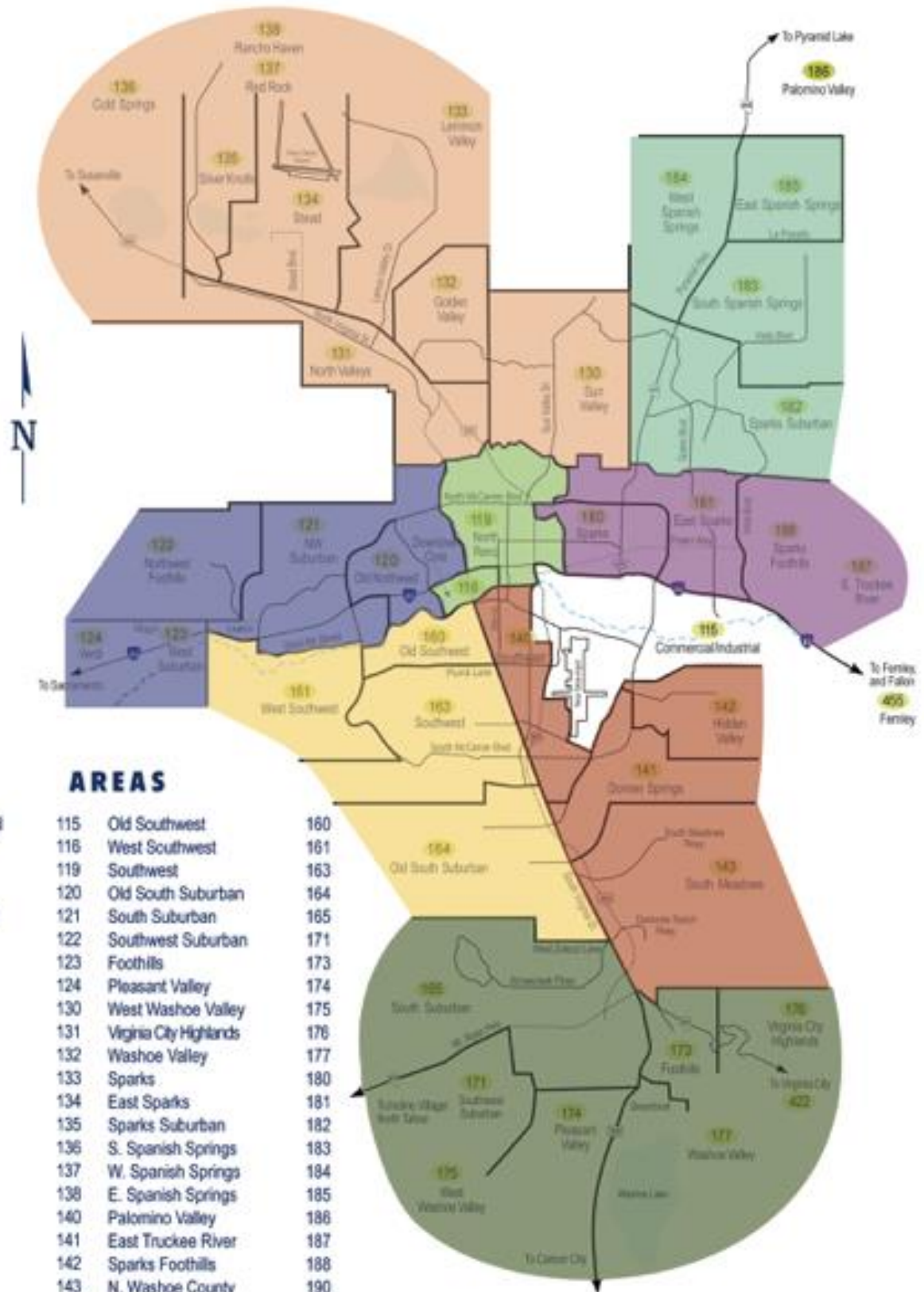


## Estimated Drive Times...

Downtown Reno to Somersett Country Club: 16 minutes Downtown Reno to RedHawk Golf Course, Wingfield Springs: 23 minutes Downtown Reno to Cold Springs: 20 minutes  
Downtown Reno to South Meadows: 15 minutes Downtown Reno to Mt. Rose Ski Area: 32 minutes Downtown Reno to Tahoe Reno Industrial Center: 22 minutes Downtown Reno to Carson City: 35 minutes Downtown Reno to Truckee, CA: 40 minutes Downtown Reno to Incline Village (Lake Tahoe): 48 Minutes



# RENO/SPARKS AREA MAP



# HOME WARRANTY OPTIONS

## What is a home warranty?

A home warranty is a contract between a homeowner and a home warranty company that provides for discounted repair and replacement service on a home's major components, such as the furnace, air conditioning, plumbing and electrical system. There are several companies to choose from, and prices range from \$275 to over \$1000/year, depending on the size of the home and extra items you have covered.

A home warranty is not the same as homeowners insurance. Homeowner's insurance covers the home's structure and belongings in the event of a fire, storm, flood, or other accident. A home warranty will cover repairs and replacements on systems and appliances due to normal wear and tear.

If something covered under your home warranty breaks, you contact your home warranty provider, and they will connect you with a qualified contractor in your area. Plan to pay a service call fee of \$65-\$75.

Below are just a few popular companies to consider:

**American Home Shield** <https://www.ahs.com>

**Fidelity Home Warranty** <https://www.homewarranty.com/>

**First American Home Warranty** <https://homewarranty.firstam.com>

**Old Republic Home Warranty** <https://www.orhp.com/>

Not everyone will think a home warranty is worth it, but it can be a good option for people who lean toward the "better safe than sorry" approach in homeownership.

# SAMPLE HOME WARRANTY

## PACKAGES AT A GLANCE

Industry-Leading Service, Coverage and Quality



Industry-Leading Service, Coverage and Quality		Available Buyer Packages			
		Seller Coverage Option*	ShieldEssential	ShieldPlus	ShieldComplete
SYSTEMS					
Air Conditioning (including geothermal systems)		●	●	●	●
Heating (including geothermal systems)		●	●	●	●
Ductwork		●	●	●	●
Plumbing (including stoppages; sump pumps; plumbing sewage ejector pumps)		●	●	●	●
Electrical		●	●	●	●
Water Heaters		●	●	●	●
APPLIANCES					
Washer				●	●
Dryer				●	●
Refrigerator w/Ice Maker and Dispenser (Kitchen refrigerator only)				●	●
Built-in Microwave Ovens				●	●
Dishwashers				●	●
Garbage Disposals				●	●
Ranges/Ovens/Cooktops				●	●
ADDITIONAL HOME ITEMS					
Ceiling Fans					●
Telephone Wiring					●
Doorbells					●
Garage Door Openers					●
Instant Hot/Cold Water Dispensers					●
Built-In Exhaust/Attic/Whole House Fans					●
SAME HIGH LEVEL OF COVERAGE ACROSS ALL PACKAGES					
FAILURE DUE TO:					
Lack of Maintenance		●	●	●	●
Rust & Corrosion		●	●	●	●
Sediment		●	●	●	●
Mismatched Systems		●	●	●	●
Undetectable Pre-existing Conditions		●	●	●	●
Improper Installations, Repairs or Modifications		●	●	●	●
Refrigerant Recapture, Reclaim & Disposal		●	●	●	●
Removal of Defective Equipment		●	●	●	●
Permits (\$250 per Agreement Term When Required During a Covered Repair or Replacement)		●	●	●	●
Code Violations (\$250 per Agreement Term When Required During a Covered Repair or Replacement)		●	●	●	●
OPTIONAL COVERAGE FOR BUYERS (AVAILABLE FOR AN ADDITIONAL COST)					
Additional Refrigerators (up to 4, including wine refrigerators up to 6 cubic feet)			Available	Available	Available
Well Pump and Septic System Pumping & Septic Sewage Ejector Pump			Available	Available	Available
Swimming Pool or Spa Equipment			Available	Available	Available
Swimming Pool/Spa Equipment (shared equipment)			Available	Available	Available
Saltwater Pool Equipment			Available	Available	Available
Guest Unit (under 750 sq. ft.)		Available	Available	Available	Available

\*Subject to a \$2,000 cap for all trades during listing period. Coverage renewable at AHS's option each 6 month period, up to 18 months.

**AHS HOME PROTECTION PLANS CAN BE ORDERED FOR: SFR's, Guest Homes, Casitas, Condos, Mobile Homes, Rentals, 2<sup>nd</sup> Homes, Multi Unit Apartments and Homes between 5,000 and 10,000 sq. ft. – Call for Pricing**



**Diana Provost 775-217-2992**

[dprovost@ahslink.com](mailto:dprovost@ahslink.com)

**Phone in Apps: 800-735-4663**

**Web Apps: [www.pro.ahs.com](http://www.pro.ahs.com)**

**My Assistant: 866-862-4508 (stay on the line)**

**Assistant Email: [ahsteam3@ahslink.com](mailto:ahsteam3@ahslink.com)**

\*Available only with ShieldPlus and Shield Complete Packages

\*Not available for Condo / Townhouse / Mobile Home. Please read policy for all contract terms and conditions.  
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775.525.1528 agunter@dicksonrealty.com www.RenoHomeNews.com

# SAMPLE HOME WARRANTY



## Northern Nevada Home Warranty Plan

**\$370 Buyer's Comprehensive Plus Plan  
includes hydrojetting up to \$250 per contract  
SEE BACK COVER!**



**1-800-TOCOVER (1-800-862-6837)  
www.homewarranty.com**

A FIDELITY NATIONAL FINANCIAL, INC. COMPANY

### **\$370 Comprehensive Plus Plan Includes:** (\$340 for Condominium/Townhouse/Mobile Home)

#### **Buyer's Standard Coverage—a \$265 value**

- Plumbing System
- Plumbing Stoppages
- Toilets
- Sump Pump (Permanently installed)
- Built-in Whirlpool Bathtub Motor Pump
- Recirculating Hot Water Pump
- Water Heater
- Central Heating System
- Ductwork
- Electrical System
- Telephone Wiring
- Central/Vacuum System
- Garage Door Opener
- Ceiling Fans
- Attic and Exhaust Fans
- Doorbell
- Smoke Detectors
- Dishwasher
- Range/Oven/Cooktop
- Built-in Microwave Oven
- Garbage Disposal
- Instant Hot Water Dispenser
- Trash Compactor

**Bundled  
Coverage  
for Savings**

#### **Air Conditioning/Evaporative Cooler Option—a \$70 value** (Electric, includes built-in wall units)

All parts and components that affect the operation of the system - refrigerant recovery - filters - registers and grills - window units - condenser housing.

**Limits:** The air conditioner unit/evaporative cooler system must be designed for residential application and cannot exceed a 5-ton capacity.

#### **Plus the Comprehensive Option—a \$75 value**

**Mismatched Systems:** Fidelity will repair or replace a system or appliance that has failed due to a mismatch in capacity or efficiency provided the system is not undersized relative to the square footage of area being cooled or heated. If the mismatched system violates a code requirement, the \$250.00 Code Violation aggregate applies as stated.

**Improper Installations, Repairs or Modifications:** Fidelity will repair or replace a system or appliance that has failed due to improper installation, repair or modification. If the improper installation, repair or modification violates a code requirement, the \$250.00 Code Violation aggregate applies as stated.

**Removal of Defective Equipment:** Fidelity will pay the costs to dismantle and dispose of an old appliance, system or component when Fidelity is replacing a covered appliance, system or component.

**Refrigerant Recapture, Recovery and Disposal:** Fidelity will pay costs related to the recapture, recovery and disposal of refrigerant as required.

**Permits:** Fidelity will pay the cost of obtaining permits for Fidelity-approved repairs and replacements up to \$250.00 per occurrence.

**Code Violations:** Fidelity will pay to correct code violations and/or code upgrades if necessary to affect Fidelity-approved repair or replacement of a covered system or appliance up to the combined aggregate of \$250.00 per contract term.

**Plumbing System:** Faucets (replaced with chrome builder's standard) - shower heads - shower arms - interior hose bibs. Replacement toilets will be of like quality.

**Plumbing Stoppages:** Hydrojetting if drain line stoppage is unable to be cleared with sewer cable up to the combined aggregate of \$250.00 per contract term.

**Heating System:** Registers - filters - grills - heat lamps.

**Air Conditioning/Evaporative Cooler:** Filters - registers - grills - window units - condenser housing.

**Ceiling Fans:** Replacement ceiling fans will be of like quality.

**Dishwasher:** Racks - rollers - baskets.

**Range/Oven/Cooktop:** Clocks - rotisseries - racks - handles - knobs - dials - interior lining.

**Built-in Microwave Oven:** Interior lining - door glass - clocks - handles - shelves.

**Trash Compactor:** Removable buckets - knobs - lock and key assemblies.

**Garage Door Opener:** Hinges - springs - remote transmitters.

**Optional Seller's Coverage** can only be ordered in conjunction with a Buyer's Plan. Seller's Coverage begins upon issuance of a confirmation number by Fidelity and continues for 180 days, close of escrow or termination of listing, whichever comes first. Seller's Coverage may be extended at Fidelity's sole discretion. Seller's Coverage is not available on homes in excess of 5,000 square feet, multi-unit homes, guest houses, casitas and the like. The combined contract aggregate limits for the access, diagnosis, repair or replacement of the following items during the Seller's Coverage term apply: heating and/or air conditioning system/evaporative cooler and ductwork = \$1,500.00 maximum; furnace failures due to a cracked heat exchanger or combustion chamber = \$500.00 maximum.

1012-PS 10/12



# MOVING CHECKLIST

## BEFORE YOU LEAVE

### ADDRESS CHANGE

- ☐ POST OFFICE: GIVE FORWARDING ADDRESS
- ☐ CHARGE ACCOUNTS, CREDIT CARDS
- ☐ SUBSCRIPTIONS
- ☐ FRIENDS & RELATIVES

### BANK

- ☐ TRANSFER FUNDS, ARRANGE CHECK CASHING IN NEW CITY
- ☐ ARRANGE CREDIT REFERENCES

### INSURANCE

- ☐ NOTIFY COMPANY OF NEW LOCATION FOR COVERAGE
- ☐ LIFE
- ☐ HEALTH
- ☐ AUTO

### UTILITY COMPANIES

- ☐ NOTIFY COMPANY OF NEW LOCATION FOR COVERAGE
- ☐ LIFE
- ☐ HEALTH
- ☐ AUTO

### DELIVERY SERVICES

- ☐ LAUNDRY, NEWSPAPER, CHANGEOVER OF SERVICES

### MEDICAL

- ☐ ASK DOCTOR AND DENTIST FOR REFERRALS; TRANSFER NEEDED PRESCRIPTIONS, EYEGLASSES, X-RAYS
- ☐ OBTAIN BIRTH RECORDS, MEDICAL

### PETS

- ☐ ASK ABOUT REGULATIONS FOR LICENSES, VACCINATIONS, TAGS, ETC.

### DON'T FORGET TO

- ☐ EMPTY FREEZER; PLAN USE OF FOOD
- ☐ DEFROST FREEZER AND CLEAN REFRIGERATOR. PLACE CHARCOAL INSIDE TO DISPEL ODORS
- ☐ HAVE APPLIANCES SERVICED FOR MOVING
- ☐ REMEMBER ARRANGEMENTS FOR TV AND ANTENNA

- ☐ CLEAN RUGS OR CLOTHING BEFORE MOVING
- ☐ CHECK WITH YOUR MOVING COUNSELOR; INSURANCE COVERAGE, PACKING AND UNPACKING LABOR, ARRIVAL DAYS, VARIOUS SHIPPING PAPERS, METHOD AND TIME OF EXPECTED PAYMENT
- ☐ PLAN FOR SPECIAL CARE NEEDS OF INFANTS OR PETS

## ON MOVING DAY

- ☐ CARRY ENOUGH CASH OR TRAVELERS CHECKS TO COVER COST OF MOVING SERVICES AND EXPENSES UNTIL YOU MAKE BANKING CONNECTIONS IN YOUR NEW CITY.
- ☐ CARRY JEWELRY AND DOCUMENTS YOURSELF; OR USE REGISTERED MAIL
- ☐ PLAN FOR TRANSPORTING PETS
- ☐ LET A CLOSE FRIEND OR RELATIVE KNOW ROUTE AND SCHEDULE YOU WILL TRAVEL INCLUDING OVERNIGHT STOPS; USE HIM OR HER AS MESSAGE HEADQUARTERS
- ☐ DOUBLE CHECK CLOSETS, DRAWERS, SHELVES TO BE SURE THEY ARE EMPTY
- ☐ LEAVE ALL OLD KEYS NEEDED BY NEW TENANT OR OWNER WITH REALTOR OR NEIGHBOR

## AT YOUR NEW ADDRESS

- ☐ OBTAIN CERTIFIED CHECK OR CASHIERS CHECK NECESSARY FOR CLOSING REAL ESTATE TRANSACTION
- ☐ CHECK ON SERVICE OF TELEPHONE, GAS, ELECTRICITY, WATER AND GARBAGE
- ☐ HAVE APPLIANCES CHECKED
- ☐ CHECK PILOT ON STOVE, HOT WATER HEATER AND FURNACE
- ☐ ASK MAIL CARRIER FOR MAIL HE OR SHE MAY BE HOLDING FOR YOUR ARRIVAL
- ☐ HAVE NEW ADDRESS RECORDED ON DRIVERS LICENSE
- ☐ VISIT CITY OFFICES AND REGISTER FOR VOTING
- ☐ REGISTER CAR WITHIN FIVE DAYS AFTER ARRIVAL IN STATE OR A PENALTY MAY HAVE TO BE PAID WHEN GETTING NEW LICENSE PLATES YOUR ARRIVAL
- ☐ OBTAIN INSPECTION STICKER AND TRANSFER MOTOR CLUB MEMBERSHIP
- ☐ REGISTER FAMILY IN YOUR NEW PLACE OF WORSHIP
- ☐ REGISTER CHILDREN IN SCHOOL
- ☐ ARRANGE FOR MEDICAL SERVICES; DOCTOR, DENTIST, VETERINARIAN, ETC.



# NORTHERN NEVADA ARTS AND CULTURE

Artouring: [www.artouring.com](http://www.artouring.com)  
Artown: [www.renoisartown.com](http://www.renoisartown.com)  
A.V.A. Ballet: [www.avaballet.com](http://www.avaballet.com)  
Ballet Nevada: [www.balletnevada.com](http://www.balletnevada.com)  
Bruka Theatre: [www.bruka.org](http://www.bruka.org)  
Burning Man: [www.burningman.com](http://www.burningman.com)  
Children's Museum of Northern Nevada: [www.cmnn.org](http://www.cmnn.org)  
Chinese Workers Museum: [www.chineseworkersmuseum.org](http://www.chineseworkersmuseum.org)  
Historic Reno Preservation Society: [www.historicreno.org](http://www.historicreno.org)  
Lake Mansion: [www.lakemansion.com](http://www.lakemansion.com)  
Lake Tahoe Chautauqua: [www.tahoechautauqua.com](http://www.tahoechautauqua.com)  
Lake Tahoe Shakespeare Festival: [www.laketahoeshakespeare.com](http://www.laketahoeshakespeare.com)  
Lawlor Events Center: [www.unr.edu/lawlor](http://www.unr.edu/lawlor)  
Lear Theater: [www.leartheater.org](http://www.leartheater.org)  
Liberty Engine Company No. 1 Museum: [www.comstockfiremuseum.com](http://www.comstockfiremuseum.com)  
MasterWorks Chorale: [www.themasterworkschorale.org](http://www.themasterworkschorale.org)  
Mackay Mansion Museum: [www.mackaymansion.com](http://www.mackaymansion.com)  
McKinley Arts and Culture Center: [www.cityofreno.com](http://www.cityofreno.com)  
National Automobile Museum: [www.automuseum.org](http://www.automuseum.org)  
National Bowling Stadium: [www.visitrenotahoe.com](http://www.visitrenotahoe.com)  
Nevada Alliance for Arts Education: [www.nvartseducation.org](http://www.nvartseducation.org)  
Nevada Department of Cultural Affairs: [www.nevadaculture.org](http://www.nevadaculture.org)  
Nevada Humanities Committee: [www.nevadahumanities.org](http://www.nevadahumanities.org)  
Nevada Museum of Art: [www.nevadaart.org](http://www.nevadaart.org)  
Nevada Opera Association: [www.nevadaopera.org](http://www.nevadaopera.org)  
Nevada State Railroad Museum: [www.nsrn-friends.org](http://www.nsrn-friends.org)  
Nevada Shakespeare Company: [www.nevada-shakespeare.org](http://www.nevada-shakespeare.org)  
Pioneer Center for the Performing Arts: [www.pioneercenter.com](http://www.pioneercenter.com)  
Reno Ballroom: [www.visitrenotahoe.com](http://www.visitrenotahoe.com)  
Reno Film Festival: [www.renofilmfestival.com](http://www.renofilmfestival.com)  
Reno Chamber Orchestra: [www.renochamberorchestra.org](http://www.renochamberorchestra.org)  
Reno Events Center: [www.visitrenotahoe.com/facilities/reno\\_events/](http://www.visitrenotahoe.com/facilities/reno_events/)  
Reno Jazz Festival: [www.unr.edu/rjf](http://www.unr.edu/rjf)  
Reno Philharmonic: [www.renophilharmonic.com](http://www.renophilharmonic.com)  
Reno Pops Orchestra: [www.renopops.org](http://www.renopops.org)  
Reno Riverwalk District: [www.renoriver.org](http://www.renoriver.org)  
Reno Youth Jazz Orchestra: [www.renyouthjazzorchestra.com](http://www.renyouthjazzorchestra.com)  
Sierra Arts at the Riverside Artists Lofts: [www.sierra-arts.org](http://www.sierra-arts.org)  
Sierra Nevada Ballet: [www.sierranevadaballet.org](http://www.sierranevadaballet.org)  
Sparks Heritage Museum: [www.sparksmuseum.org](http://www.sparksmuseum.org)  
Tahoe Arts & Mountain Culture: [www.tahoeeculture.com](http://www.tahoeeculture.com)  
The Unnamed Writer's Group: [www.unnamedwriters.org](http://www.unnamedwriters.org)  
VSA Arts of Nevada: [www.vsanevada.org](http://www.vsanevada.org)