

To all potential buyers, their agents, and lenders:

Please be aware of the following:

1. Link 1 LLC. purchases properties thru different processes, to include foreclosure and short sales. In most cases we repair the property. Then list and sell the property with the intent of making a profit.

2. Listing agent is licensed officer of Link 1 LLC and has ownership interest in the property.

3. Lender must be made aware that this is a flip property. If FHA financing is involved there are HUD guidelines that MUST be followed and the 90 day flip rule will apply.

B. Buyer must have a home inspection completed and most times the underwriter will ask for copy to be included in the underwriting package. Keep in mind that the seller DOES NOT automatically agree to repairs requested by underwriting and they will be negotiated with buyer if they were not addressed up front in a written repair request agreed to by both the buyer and the seller within the time frames agreed upon in the accepted offer.

4. Listing agent does have a preferred lender with experience in Flip properties and regardless if buyer chooses to use the preferred lender or not they WILL be required to cross qualify with seller's lender BEFORE any contract is accepted. No exceptions.

5. We require this formed be signed by buyer and if their offer is being considered, signed by their lender as well, prior to any acceptance of their offer.

Sincerely,

Andrea Jennings, Link 1 LLC

Listing Agent

Email: andrea@jenningshomes.net 951-640-8131

Buyer 1: _____

Buyer 2: _____

Lender: _____

Lender Phone: _____

Lender email: _____