

## **Private Remarks:**

This is a Probate sale with NO court confirmation required. CAR is NO LONGER using the Probate Purchase Agreement. Instead submit on the RPA, and include the NEW Form, PAPA. There is an example in the Supplemental Section of how it should be filled out. Owner did not pass away at the property. Property is being sold 'As-Is' with no warranties, no repairs or credit for repairs. No Termite work. Buyers pay for NHD. All information deemed to be reliable but not guaranteed. Buyer and buyer's agent to rely on own investigations regarding all aspects of the property. Do not include disclosures in the contract—seller will provide necessary disclosures. Submit offers: 1) Residential Purchase Contract AND PAPA—Probate Agreement Purchase Addendum, 3) PRE-APPROVAL –NOT a pre-qual 3 ) FICO SCORE with DU (Desk Underwriter) if available from lender 4) Verification of funds—CURRENT. 5) Deposit to be 3% of Sales Price—Deposit to be wired, after acceptance. Seller's choice of services. DO NOT use the Automated Sowing. E-mail offers to: [Andreasongroup@gmail.com](mailto:Andreasongroup@gmail.com). Thank you and we look forward to working with you!