

PROBATE SALE – INVESTOR RULES & REQUIREMENTS

To ensure compliance with probate law and court procedures, all interested buyers and agents must adhere to the following rules. Failure to comply may result in disqualification.

1. Sale Structure

This is a probate sale subject to court procedures. Property is sold AS-IS with no repairs, credits, or warranties. Disclosures are limited. Buyer to conduct all investigations prior to offer submission and/or court confirmation.

2. Communication Protocol

All communication must go through the listing agent. Direct contact with heirs, occupants, neighbors, or estate representatives is strictly prohibited. Any attempt to bypass the listing agent may result in removal from consideration.

3. Offer Submission Requirements

All offers must be submitted in writing on a CAR RPA and include current proof of funds, lender pre-approval (if applicable), required probate acknowledgments, and appropriate deposit. Incomplete offers will not be presented.

4. No Verbal Negotiations

The estate does not engage in verbal offers, counters, or side agreements. All terms must be submitted in writing. Pressure tactics, deadlines, or take-it-or-leave-it strategies will not be entertained.

5. Court Confirmation & Overbidding (If Applicable)

Sale may be subject to court confirmation with an overbid opportunity. Accepted offers are not final until court approval. Buyer acknowledges the possibility of being overbid. Deposits are fully refundable if buyer is outbid.

6. Access & Inspections

Property access is limited to scheduled showing and inspection windows only. No unannounced visits, repeated walk-throughs, or early possession. Contractors allowed by appointment only.

7. Timeline Expectations

Probate escrows are longer than standard transactions. Flexibility is required. The estate will not expedite timelines to accommodate buyer pressure.

8. Professional Conduct

Respectful and professional behavior is required at all times. Harassment, intimidation, or inappropriate conduct toward any party will result in immediate disqualification.

9. Final Selection

The estate reserves the right to select the offer that best serves the estate and is not obligated to accept the highest price.

Acknowledgment

Submission of an offer constitutes acknowledgment and acceptance of these rules.