

**Listing agent: Brian Richard – Richard Realty Group**

Please review all MLS attachments for additional information. Buyer and selling agent to verify all information contained herein before close of escrow. Information contained is deemed reliable but it is not guaranteed. The seller has never occupied the property and is exempt from supplying the buyer with a TDS. This home is being sold in its current as is condition. The buyer is to complete thorough investigations before close of escrow. The buyer/agent shall verify all information contained herein before close of escrow. Information contained herein is deemed reliable but is not guaranteed. Sale of property may be subject to investor approval.

REGARDING LENDING OPTIONS, Listing Agent cannot confirm if various types of financing are feasible for the condition of this property. Buyer and Buyers Lender must fully review the property condition to determine if Buyer's type of loan will work to close escrow with property in the current "As Is" condition. Listing Agent cannot predict what, if any, repair needs will be required by a financing appraisal, OR if the Seller will, or will not, approve to make repairs for Buyer's loan appraisal conditions. \*\*Buyer's Lender should carefully review property condition to answer questions of financing possibilities. Of Note: "Other" Financing = HARD MONEY or REHAB Loan