

Here are a list of recent errors I have seen by Agents.

1. Inspections – Make sure report is sent not just summary. Dates are critical. If need an extension get it in writing signed, Verbals don't count.
2. Get buyer to get copy of deed restrictions.
3. Any counters initial and date.
4. On the bottom of contract get date final execution.
5. Inspection – repairs by licensed contractors with bills and warranties.
6. Investors selling may be assignees. Need sellers signature.
7. All owners or buyers must sign.
8. On inspections put time frame for buyers to respond to any counters time frame. Don't leave open ended. Chas. Very lax contract about this.
9. Closing costs- Always put dollar amount or percentage. Never leave open ended.
10. Ex. Seller to pay all closing costs (Bad) Dollar amount good.
11. . Agents not sending in Warranties when the seller wants to be covered during the listing period.
12. Getting preapprovals to listing agent during required time frame.
13. All extensions- closing inspections in writing.
14. All changes initialed and dated.
15. Getting all owners signatures- not assignees
16. Make sure seller has clear title.
17. Agents not getting me required paperwork
18. Not calling back principals in timely fashion.