

Chase Real Estate

Thank you for listing your property for Installment sale with Chase Real Estate.

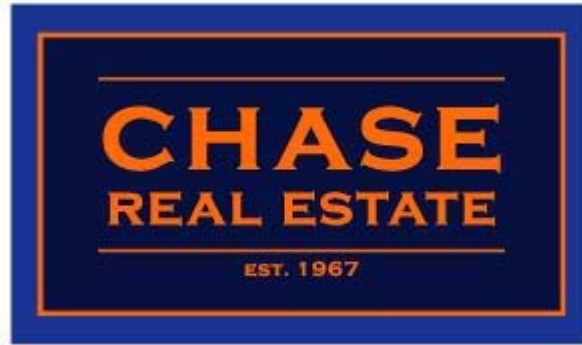
Chase Real Estate is a privately-held residential real estate investment, development and management firm that has redefined the foreclosure investment process. Through our unique approach to investment real estate, Chase Real Estate has confirmed its position as the leader in real estate and residential investments. With our keen ability to identify under valued opportunities for renovation and management, along with our signature system, we have achieved record breaking sales in all aspects of residential investment real estate. We are located in Naperville, Illinois, our areas of expertise are the Chicago suburban markets.

Our Chase Team is dedicated to working with our Investors to ensure your Investment Property is sold in a timely fashion. We provide thorough background assessments on open market buyers, and have developed a professional working relationship with several mortgage brokers to assist with credit repair and pre approvals; in order to successfully close your property within twenty-four months of the installment contract date. Our team of agents will work diligently to market and sell your property.

On the following pages you will find documents required to list your Property for an installment sale. The **thorough** completion of these documents is crucial so we can expedite the installment sale process. Please fax all of the documentation to our office at 630-701-1049. Once everything is received our marketing efforts to place a qualified buyer into your property will begin. **Incomplete information will delay your listing process. Additionally, it is important to PRINT all information on the property input form.** Please contact our Installment Sale Specialist Amanda Beard directly with any questions at 630-776-7660.

Sincerely,

Chase Installment Sale Team
www.Chaseestate.com
www.ChaseRentToOwn.com



Chase Real Estate Installment sale Listing Check Sheet

****PROPERTY ADDRESSES MUST BE FILLED OUT IN ALL REQUIRED PLACES ON EACH DOCUMENT****

Enclosed you will find the following documents:

Property Input Form

- Complete all fields

Exclusive Marketing Agreement

- Initial on pages 1-6 and sign on page 6 at bottom where it says "seller"

Residential Real Property Disclosure Report

- Complete form and sign last page where it says "seller"

Lead-based Paint and/or Lead-based Paint Hazards

-Initial box (a) and (b), and check appropriate boxes.

-Sign bottom where it says seller

Illinois Association of Realtors Mold Disclosure

- Sign at bottom where it says "seller"

Buyers Mold Disclosure

- Sign at bottom where it says "Owner"

Radon Hazard Disclosure

- Initial box that applies under "Seller's Disclosure" and sign bottom where it says "seller"

Disclosure to Consent Dual Agency

- Sign where it says "Client"

Digital Photo Form - THIS IS A REQUIREMENT TO LIST YOUR PROPERTY FOR AN INSTALLMENT SALE

- Complete to have 9 digital photos taken by appointment for only \$34.95

- OR you may Email up to 9 interior/exterior photos (all rooms) to michelle.kohl@mychaseagent.com

Property Listing Agreement & Input Form

Print Form

Fill out this form, data form and listing agreement. Fax to 630-701-1030

Date:

Investor Name:

LLC or Corporate Name:

Email Address:

Phone Number:

Fax Number:

Combo Lockbox Code:



Are Real Estate Signs Allowed?

 Yes No

Special Instructions:

Check box if you intend to list home for rent and for sale.
(Fill out both sale and rental listing agreements)

If property is occupied by tenant, fill out data form below.

Tenant Name:

Tenant Phone:

Tenant Move Out Date:

Will Tenant Allow Showings?

 Yes No

Special Instructions:

****Note**** Speak with tenant prior to listing property. Let them know home is listed and property will need to be available for showings. If owner will set appointments, explain in special instructions.

Chase Real Estate
1315 Macom Dr. Suite 105
Naperville, IL
60564
Phone: 630-527-0095
Fax: 630-701-1030

www.chaseforeclosure.com

PROPERTY DATA FORM

When complete fax to CHASE REAL ESTATE 630-701-1030

Type of Housing: Single Family / Condo / Townhouse / Coop (circle one) **List Price \$** _____

Property Address _____ **City** _____ **Zip** _____

Township _____ **County** _____ **Ownership:** Condo / Fee Simple / Fee Simple with Assoc. (circle one)

Directions to Property _____

Name of Subdivision _____ **Waterfront:** Yes/No (circle one)

Model _____ **Year Built** _____ **Lot Dimensions** _____

of Rooms _____ **# of Bedrooms** _____ **# of Baths** _____ **Master Bedroom Bath:** Yes / No (circle one)

of Fireplaces _____ **Basement:** Yes / No (circle one) **Basement Bath:** Yes / No (circle one)

Parking: Garage / Space / None (circle one) **# of Cars:** _____ **Special Assessments:** Yes/No (circle one)

Taxes _____ **Tax Year** _____ **Exemptions:** Homeowner / Senior / None / Other (circle one)

Property Identification # _____ **Approximate Square Footage** _____

New Construction: Yes / No (circle one) **Expected Occupancy Date** _____

Association Dues: _____ **Frequency:** Annual / Mthly / Qtrly / Not Applicable (circle one)

Room Information: Please provide description for "Other" rooms.

Room Description Dimensions Level Flooring Window Treatments (yes/no)

Living Room				
Dining Room				
Family Room				
Kitchen				
Master Bedroom				
2 nd Bedroom				
3 rd Bedroom				
4 th Bedroom				
5 th Bedroom				
Other				
Other				
Other				
Other				

School Information: Name and District

Grade: _____ Jr. High: _____ High School: _____

Property Description:

Please write a brief description of your home. Limit is 300 characters including spaces.

Line 1 _____

Line 2 _____

Line 3 _____

Line 4 _____

Line 5 _____

Line 6 _____

(Circle All That Apply)

Air Cond: Central Air / 1 window unit / 2 window units / 3 window units / Zoned / None

Amenities: Clubhouse / Park / Playground / Pool / Tennis Courts / Horse Community Barn / Horse Riding Area / Horse Riding Trail / Landing Strip / Pond-Lake / Dock Community / Water Rights

Appliances: Double Oven / Oven-Range / Microwave / Dishwasher / Dishwasher Portable / Refrigerator / Refrigerator in Bar Area / Freezer / Washer / Dryer / Disposal / Compactor / Grill Indoors / Grill Outdoors

Attic: Dormer / Finished / Full / Interior Stair / Pull Down Stair / Unfinished

Basement: Full / Partial / Walkout / Finished / Partially Finished / Unfinished / Crawl / Cellar / English / Sub-Basement / Slab / Exterior Access / None / Other

Baths: MBR-Full / MBR-Half / Shared MBR / Whirlpool / Sep Shower / Handicap Shower / Steam Shower / Double Sink / Bidet

Dining Room: Separate / With Living Room / With Family Room / L Shaped

Driveway: Asphalt / Brick / Concrete / Dirt / Gravel / Circular / Shared / Off Alley / Side Drive / Heated / Other

Electric System: Circuit Breaker / Fuses / 200+ Amp Service / 150Amp Service / 100Amp Service / 60Amp Service / 30Amp Service

Equipment: Humidifier / Water Softener Owned / Water Softener Rented / Central Vacuum / TV Cable / TV Dish / TV Antenna / TV Rotor / Security System / Intercom / Fire Sprinkler / CO Detectors / Ceiling Fan / Fan Attic Exhaust / Fan Whole House / Sump Pump / Sprinkler Lawn / Air Cleaner / Air Exchanger

Building Exterior: Aluminum Vinyl Siding / Brick / Cedar / Frame / Block / Glass / Log / Masonite / Shakes / Stucco / Stone / Marble-Granite / Concrete / Asbestos Siding / Limestone / Slate / Other / Clad Trim

Features: Handicap Access / Handicapped Equipped / Deck / Patio / Screened Porch / Vaulted-Cathedral Ceiling / Skylight / Balcony / Porch / Gazebo / Greenhouse / Storage Shed / Dog Run / Invisible Fence / Horse Barn / Tennis Court / Boat Dock-Mooring / Above Ground Pool / In Ground Pool / Indoor Pool / Hot Tub / Sauna / Steam Room / Dry Bar / Wet Bar / Roof Deck

Foundation: Block / Brick / Concrete / Pillars / Reinforced Caisson / Stone / Wood / Other

Fireplace: Family Room / Living Room / Master Bedroom / Basement / Other / See Thru Multi-Sided / Wood Burning / Wood Burning Stove / Attached Doors and Screens / Electric / Gas Logs / Gas Starter / Portable-Ventless / Decorative Only / Foundation Only

Garage: Attached / Detached / 1 Car / 1.5 Car / 2 Car / 2.5 Car / 3 Car / 3+ Car / Garage Door Opener / Transmitter / Carport / Heated / Leased / Owned / Underground / None / Deeded Sold Separately / On-Site / Off-Site / Tandem

Parking: 1 Assigned Space / 2 or More / Unassigned / Off Alley / Off Street / Side Apron / Underground-Covered / Fee-Leased / Zoned Permit / Visitor Parking / Valet / None / Deeded Sold Separately / On-Site / Off-Site

Kitchen: Eat-In Breakfast Bar / Eat-In Table / Galley / Island / Butler Pantry / Closet Pantry / Walk-in Pantry

Heat/Fuel: Gas / Electric / Oil / Propane / Solar / Forced Air / Hot Water-Steam / Baseboard / Radiant / Gravity Air / Heat Pump / Radiators / Space Heater / 2 Separate Heating Systems / Individual Controls / Zoned / Other / None

Water Source: Lake Michigan / Public / Private Company / Well Community / Well Private / Well Shared / Other

Sewer Source: Septic Mechanical / Septic Private / Septic Shared / Sewer Public / Sewer Storm / Other

Information: School Bus Service / Commuter Bus / Commuter Train

Lot Description: Beach / Chain of Lake Frontage / Channel Front / Common Grounds / Corner / Cul-de-sac / Fenced Yard / Forest Preserve Adjacent / Golf Course Lot / Horses OK / Irregular / Lake Front / Professionally Landscaped / Legal Non-Conforming / Paddock / Park Adjacent / Pond / Riverfront / Stream / Water View / Wooded / Rear of Lot

Lot Size: Less than .25 acre / .25-.49 acre / .50-.99 acre / 1.0-1.99 acres / 2.0-4.99 acres / 5.0-9.99 acres / 10+ acres / oversized Chicago lot / Standard Chicago lot

Monthly Assessment Includes: Heat / Air Conditioning / Water / Electric / Gas / Parking / Tax / Common Insurance / Security / Security System / Doorman / TV Cable / Clubhouse / Exercise Facility / Pool / Exterior Maintenance / Lawn Care / Scavenger / Snow Removal / Lake Rights / Other / None

Time Buyer May Take Possession: Closing / Immediate / Negotiable

Roof Material: Asphalt-Shingle / Metal / Rubber / Slate / Tar & Gravel / Tile / Wood Shank-Shingles / Other

Style: American 4 Square / Bi-Level / Brownstone / Bungalow / Cape Cod / Colonial / Contemporary / Cottage / English / Farmhouse / French Provincial / Georgian / Log / Spanish-Mediterranean / Prairie / Quad Level / Queen Ann / Ranch / Row house / Step Ranch / Traditional / Tri-Level / Tudor / Victorian / Other

Type: 1 Story / 1.5 Stories / 2 Stories / 3 Stories / 4+ Stories / Coach house / Earth / Hillside / Raised Ranch / Split Level / Split Level with Sub / Other

Terms: Conventional / FHA / VA / Conventional / FHA / VA / Lease-Purchase / Owner May Help / Purchase Money Mortgage / Rent with Option / Trade-Exchange / Cash Only / Other

REQUIRED FOR CONDO & TOWNHOME SELLERS ONLY:

Unit # _____ **Unit Level** _____ **Total # of Units in Bldg** _____ **# of days condo board has to approve sale** _____

Pets Allowed (Yes / No) **Cats OK** (Yes / No) **Dogs OK** (Yes / No) **Count Limit** (Yes / No) **Weight Limit** (Yes / No)

Common Area Amenities: Bike Room / Boat Dock / Door Person / Coin Laundry / Commissary / Elevator / Exercise Room / Storage / Golf Course / Health Club / On-Site Manager / Park / Play Ground / Party Room / Sun Deck / Indoor Pool / Outdoor Pool / Receiving Room / Restaurant / Sauna / Security Door Locks / Service Elevator / Steam Room / Tennis Court / Valet-Cleaners / Whirlpool

Window Exposures: North / South / East / West / Park / Lake / Water / Pond / Other

Unit Features: Handicap Access / Handicap Equipment / Private Entrance / End Unit / Elevator / Laundry in Unit / Door Monitor by TV / Storage / Balcony / Vaulted Ceilings / Skylight / Hardwood Floors / Storm Screen / Fenced Yard / Deck / Patio / Porch / Greenhouse / Sauna-Steam Room / Grill-Outdoors / Dry Bar / Wet Bar / Master Antenna / Hot Tub / Flexicore



Owner Signature _____ Date _____



Property Management Services

Chase Real Estate offers a premier service that has redefined Property Management in Chicago. Our Property Management Team has more than 35 years combined experience in property management, investment and real estate services.

We offer the lowest cost and highest value property management services in Chicagoland area! Our most successful Investors/Clients realize that to manage their properties correctly, they need to take advantage of utilizing Chase Real Estate's Property Management Services.

Chase Real Estate includes all services which are required to maintain a fully occupied and successful rental property. We handle all of the day-to-day requirements giving you the support and piece of mind you deserve; including, but not limited to:

- Negotiate rental increases
- Perform move-out inspection(s)
- Collection of rents
- Legal issues
- Site visits
- Annual lease renewal
- 24-hour property support - All calls and tenant issues handled directly
- Collected rents are either sent to client or deposited directly in designated bank account

You need a company you can trust to handle your operational responsibilities. We have the experience you want in property management. Our dedicated team of professionals are ready to help you maximize your profits without sacrificing on service!

Call Michelle Kohl, Chase Real Estate today at 630-294-5844!

Yes, I want more information on the Property Management Program.

Please contact me at _____ My property address is _____

At this time I am declining the Property Management Services. I am forfeiting any credit that may be due to me. Date:_____ Initials_____

Visit ChaseRental.com to complete Property Management Agreement. Once complete, fax it to Michelle Kohl at 630-566-0990

1 REALTOR® ASSOCIATION OF WEST/SOUTH SUBURBAN CHICAGOLAND
2 STANDARD RESIDENTIAL EXCLUSIVE MARKETING AGREEMENT
3
4

5 BROKER (Name and Address):

SELLER(s)* (Name and Address):

6 _____

7 _____

8 _____

9 _____

10
11
12 *Seller represents and warrants that title to the property is in the name of _____
13 _____ and Seller has the authority to sell the Property.
14

15 **1. Property:** This Agreement is between the above-mentioned "Broker" and "Seller," in consideration of their acceptance of the
16 terms hereof and, of Broker's efforts to advertise, market, promote, and sell the real estate commonly known as
17 Address: _____,
18 Unit No: _____, City: _____,
19 County: _____, State: _____, Zip Code: _____,
20 Permanent Index No.: _____, hereinafter referred to as "Property."
21

22 Condo, Coop, or Townhome Parking Space Included: (check type) ___deeded space; ___limited common element; ___assigned: Parking space # ___

23 **2. Term and Conditions:** The term of this Agreement begins 12:01 A.M. Month: _____ Day: _____
24 Year: _____ and terminates 11:59 P.M. Month: _____ Day: _____ Year: _____ ("marketing period").

25 Seller gives to Broker the exclusive right to market, sell, option, or exchange the Property to qualified purchasers and to share the
26 Property with participants in the Multiple Listing Service of Northern Illinois, Inc., and/or any other Multiple Listing Service in
27 which Broker is a participant, in accordance with the applicable rules and regulations of that Multiple Listing Service.
28

29 (_____/_____) **THE PARTIES UNDERSTAND AND AGREE THAT IT IS ILLEGAL FOR EITHER OF THEM TO**
30 *(Seller(s)'s Initials)* **REFUSE TO DISPLAY OR SELL SELLER'S PROPERTY TO ANY PERSON ON THE BASIS OF**
31 **RACE, AGE, COLOR, RELIGION, SEX, ANCESTRY, MARITAL STATUS, PHYSICAL OR MENTAL HANDICAP,**
32 **FAMILIAL STATUS, NATIONAL ORIGIN, OR ANY OTHER CLASS PROTECTED BY ARTICLE 3 OF THE**
33 **ILLINOIS HUMAN RIGHTS ACT. THE PARTIES AGREE TO COMPLY WITH ALL APPLICABLE FEDERAL,**
34 **STATE, AND LOCAL FAIR HOUSING LAWS.**
35

36 **3. Marketing Price:** The price shall be \$ _____

37 **4. Possession:** Possession is to be negotiated at time of sales contract.

38 **5. Seller's Designated Agent:** Broker designates and Seller accepts _____
39 ("Seller's Designated Agent"), a sales associate affiliated with Broker, as the only legal agent of Seller to market and sell Seller's
40 Property. Broker reserves the right to appoint additional designated agents for Seller when, in Broker's discretion, it is necessary.
41 If additional designated agents are appointed, Seller shall be informed in writing within a reasonable time of such appointment.
42 Seller authorizes Seller's Designated Agent, from time to time, to allow another sales associate, who is not an agent of the Seller,
43 to sit an open house of Seller's Property or provide similar support to Designated Agent in the marketing of Seller's Property.
44 Seller understands and agrees that this Agreement is a contract for Broker to market and sell Seller's Property and that Seller's
45 Designated Agent is the only legal agent of Seller. Seller's Designated Agent will be primarily responsible for the direct
46 marketing and sale of Seller's Property. The fiduciary duties owed to Seller will only be owed to Seller by the Designated Agent.
47 Broker will have no fiduciary relationship with the Seller.

48 **6. Possible Dual Agency:** The above named Designated Agent (hereinafter sometimes referred to as "Licensee") may undertake a
49 dual representation (represent both the seller or landlord and the buyer or tenant) for the sale or lease of the Property. Seller
50 acknowledges he was informed of the possibility of this type of representation. Before signing this document, Seller must read the
51 following:

52 Representing more than one party to a transaction presents a conflict of interest, since both clients may rely upon Licensee's
53 advice and the clients' respective interests may be adverse to each other. Licensee will undertake this representation only with the
54 written consent of ALL clients in the transaction.

55 Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting
56 in their own best interests and on their own behalf. Seller acknowledges that Licensee has explained the implications of dual

Broker Initial

Seller(s) Initial _____ Seller(s) Initial

ADDRESS: _____

57 representation, including the risks involved, and understands that he has been advised to seek independent advice from advisors or
58 attorneys before signing any documents in this transaction.

60 WHAT A LICENSEE CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT:

- 61 1. Treat all clients honestly.
- 62 2. Provide information about the Property to the buyer or tenant.
- 63 3. Disclose all latent material defects in the Property that are known to Licensee.
- 64 4. Disclose financial qualification of the buyer or tenant to the Seller or landlord.
- 65 5. Explain real estate terms.
- 66 6. Help the buyer or tenant to arrange for Property inspections.
- 67 7. Explain closing costs and procedures.
- 68 8. Help the buyer compare financing alternatives.
- 69 9. Provide information about comparable properties that have sold so both clients may make educated decisions on what
70 price to accept or offer.

72 WHAT A LICENSEE CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT:

- 73 1. Confidential information that Licensee may know about the clients, without the client's permission.
- 74 2. The price the seller or landlord will take other than the listing price without permission of the seller or landlord.
- 75 3. The price the buyer or tenant is willing to pay without permission of the buyer or tenant.
- 76 4. A recommended or suggested price the buyer or tenant should offer.
- 77 5. A recommended or suggested price the seller or landlord should counter with or accept.

78
79 **If Seller is uncomfortable with this disclosure and dual representation, please let Licensee know. Seller is not required to**
80 **accept this section unless Seller want to allow the Licensee to proceed as a Dual Agent in this transaction.**

82

83 Yes

84 (_____/_____)

85 (Seller(s)'s Initials)

82

83 No

By checking "Yes" and initialing, Seller acknowledges that Seller has read and understands
this section and voluntarily consents to the Licensee acting as a Dual Agent (that is, to
representing BOTH the Seller or landlord and the buyer or tenant) should that become
necessary.

86
87 **7. Buyer's Agent:** Seller acknowledges that Seller has been informed and understands that as part of Broker's real estate business,
88 Broker, from time to time, enters into representation Agreements with Buyers, and, as such, may designate certain of its Sales
89 Associates as Exclusive Buyers Agents for the purpose of showing and negotiating the purchase of real estate listed with Broker or
90 other real estate Brokerage firms.

91 **8. Buyer Confidentiality:** Seller understands that Broker and/or Designated Agent may have previously represented a buyer who
92 is interested in Seller's Property. During that representation, Broker and/or Designated Agent may have learned material
93 information about the Buyer that is considered confidential. Under the law, neither Broker nor Designated Agent may disclose any
94 such confidential information to Seller even though the Broker and/or Designated Agent now represent the Seller.

95 **9. Broker's Affiliates:** Seller understands and agrees that other Sales Associates affiliated with Broker, may represent the actual
96 or prospective Buyer of Seller's Property. Further, Seller understands and agrees that if the Property is sold through the efforts of
97 a Sales Associate affiliated with Broker who represents the Buyer, the other Sales Associate affiliated with Broker will be acting as
98 a Buyer's Designated Agent.

99 **10. Consent to Represent Other Sellers:** Seller understands and agrees that Broker and Designated Agent may from time to time
100 represent or assist other Sellers who may be interested in selling their Property to Buyers. The Seller consents to Broker's and
101 Designated Agent's representation of such other Sellers before, during, and after the expiration of this Exclusive Marketing
102 Agreement and expressly waives any claims including but not limited to breach of duty or breach of contract based solely upon
103 Broker's or Designated Agent's representation or assistance of other Sellers who may be interested in selling their Property to
104 Buyers.

105 **11. Brokerage Fee:** In consideration of the obligations of the Broker, the Seller agrees:

106 (a) To pay Broker, at the time of closing of the sale of the property and from the disbursement of the proceeds of said sale,
107 compensation in the amount of _____% of the sale price (to be distributed _____% to the listing office
108 and _____% to the selling office) for the Broker's services in effecting the sale by finding a Buyer ready, willing, and able to
109 purchase the property. If the transaction shall not be closed because of refusal, failure, or inability of the Seller to perform, the
110 Seller shall pay the sales commission in full to Broker upon demand. Should a sale be in pending or contingent status at the
111 expiration of this Agreement, Seller shall pay Broker the full commission set forth upon closing of said sale.

Broker Initial

Seller Initial _____ Seller Initial

ADDRESS: _____

112 (b) To pay Broker the commission specified above if Broker procures a buyer, if the Property is sold within said time by Seller or
113 any other person, or if the property is sold within _____ days from the expiration date herein to any prospect to whom
114 the said listing information was submitted during the term of this exclusive agreement. However, Seller shall not be obligated to
115 pay said commission if a valid, written listing agreement is entered into during the term of said protection period with another
116 broker and the sale of the Property is made during the term of the subsequent listing agreement.

117 **12. Administration Fee:** In addition to the Brokerage commission set forth herein, Seller shall pay Broker an administration fee
118 of _____ to offset Broker's administration costs in processing this Agreement. Said fee shall be paid
119 to Broker on _____.

120 **13. Cooperation and Compensation:** Broker is authorized to show the Property to prospective buyers through cooperating
121 agents; and Broker, on a case-by-case basis, may pay a part of its brokerage commission to cooperating agents. Broker is
122 authorized, in its sole discretion, to determine with which brokers it will cooperate and the amount of compensation that it will
123 offer cooperating brokers in the sale of Seller's Property. Seller acknowledges that the compensation offered to such cooperating
124 brokers may vary from broker to broker.

125 **14. Title Insurance and Survey:** Seller acknowledges that Seller has not added to nor disposed of any part of the Property, or
126 gained any easements in favor of or against the Property not disclosed in the Title Guaranty Policy except as stated herein. Prior to
127 closing, Seller agrees to furnish at Seller's expense a title insurance commitment for an Owner's Title Insurance Policy in the
128 amount of the sale price, showing good title in the owner's name. Prior to closing, Seller may be required to provide a survey of
129 the premises dated not more than six (6) months prior to the closing date or as required by lender, certified by a licensed surveyor,
130 having all corners staked and showing all improvements, easements, and building lines existing as of the sales contract date.
131 After a sales contract has been signed, arrangements must be made to secure title insurance and schedule the closing. Seller
132 understands that Seller is not required to use any particular title insurance company and that Seller or Seller's attorney may select
133 any qualified licensed company for Seller's title insurance needs. At Seller's request, Broker will arrange to order title insurance
134 and related services on Seller's behalf. Not less than one (1) business day prior to closing, except where the subject property is a
135 condominium, Seller may be required, at Seller's expense, to furnish a Plat of Survey dated not more than six (6) months prior to
136 the date of closing, prepared by an Illinois registered land surveyor, showing any encroachments, measurements of all lot lines, all
137 easements of record, building set-back lines of record, fences, all building and other improvements on the real estate and distances
138 therefrom to the nearest two lot lines. In addition, the survey to be provided shall be a boundary survey conforming to the
139 requirements of the Illinois Department of Professional Regulation found at 68 Ill. Adm. Code, Sec. 170.56. The survey shall
140 show all corners staked and flagged or otherwise monumented. The survey shall have the following statement prominently
141 appearing near the professional land surveyor seal and signature: "This professional service conforms to the current Illinois
142 minimum standards for a boundary survey. A Mortgage Inspection, as defined, is not a boundary survey, and does not satisfy the
143 necessary requirements."

144 With regard to the issuance of title insurance:

145 (_____/_____) Seller authorizes Broker to order title insurance and related services on Seller's behalf through _____
146 Seller(s)'s Initials _____, an affiliate of Broker, for the estimated charges as disclosed
147 in the Federal and State Disclosure Statements provided Seller by Broker.

148 (_____/_____) Seller directs that _____ provide the title insurance
149 Seller(s)'s Initials _____ and related services as stated above.

150 (_____/_____) Seller or Seller's attorney will make the necessary arrangements for title insurance and any related services.
151 Seller(s)'s Initials _____

152 **15. Fixtures and Personal Property:** All of the fixtures and personal property stated herein are owned by Seller and, to the best
153 of Seller's knowledge, are in operating condition unless otherwise noted. Seller agrees to transfer to Buyer all fixtures, all heating,
154 electrical, and plumbing systems together with the following items of personal property by Bill of Sale (Check or enumerate
155 applicable items):

- | | | | |
|-----------------------------------|---|--|------------------------------------|
| 156 ___ Refrigerator | ___ All Tacked Down Carpeting | ___ Fireplace Screen(s)/Door(s)/Grate(s) | ___ Central Air Conditioning |
| 157 ___ Oven/Range/Stove | ___ All Window Treatments & Hardware | ___ Fireplace Gas Logs | ___ Electronic or Media Air Filter |
| 158 ___ Microwave | ___ Built-in or Attached Shelving | ___ Existing Storms & Screens | ___ Central Humidifier |
| 159 ___ Dishwasher | ___ Smoke Detector(s) | ___ Security System(s) (owned) | ___ Sump Pump(s) |
| 160 ___ Garbage Disposal | ___ Ceiling Fan(s) | ___ Intercom System | ___ Water Softener (owned) |
| 161 ___ Trash Compactor | ___ TV Antenna System | ___ Central Vac & Equipment | ___ Outdoor Shed |
| 162 ___ Washer | ___ Window Air Conditioner(s) | ___ Electronic Garage Door Opener(s) | ___ Attached Gas Grill |
| 163 ___ Dryer | ___ All Planted Vegetation | with ___ Transmitter(s) | ___ Light Fixtures (as they exist) |
| 164 ___ Satellite Dish and System | ___ Invisible Fence System, Collar(s) and Box | | |

165 **Other items included:** _____

166 **Items NOT included:** _____

167 _____ Broker Initial

168 _____ Seller Initial _____ Seller Initial

ADDRESS: _____

169 Unless otherwise agreed to in writing by Seller and Buyer, Seller shall warrant to Buyer that all fixtures, systems and personal
170 property included in this Agreement shall be in operating condition at possession, except: _____
171 _____ . A system or item shall be deemed
172 to be in operating condition if it performs the function for which it is intended, regardless of age, and does not constitute a threat to
173 health or safety.

174 **16. Home Warranty:** Seller shall agree to provide to Buyer a limited home warranty program from _____
175 _____ at a charge of \$ _____. Seller acknowledges that a
176 home warranty program is a limited warranty with a deductible. (STRIKE THROUGH IF NOT OFFERED.)

177 **17. Disclosure:** All inquires about this Property made directly to Seller shall be immediately referred to Broker and/or Seller's
178 Designated Agent. Seller understands that the information which Seller provides to Seller's Designated Agent as marketing
179 information will be used to advertise Seller's Property to the public and submitted to the Multiple Listing Service. It is essential
180 that this information be accurate and truthful. Seller agrees to comply with the provisions of the Illinois Residential Real Property
181 Disclosure Act, and, if applicable, the Federal Lead Based Paint Disclosure Regulations. Seller shall complete the applicable
182 disclosure document(s) in a timely manner, shall not knowingly provide false or inaccurate information therein, and shall comply
183 with all local government ordinances. Although Seller is marketing Seller's Property in its present physical condition, Seller
184 understands that Seller may be held responsible by a buyer for any latent or hidden, undisclosed defects in the Property which are
185 known to Seller but which are not disclosed to buyer. Seller shall indemnify, save, defend and hold Broker, Broker's Sales
186 Associates, and Seller's Designated Agent harmless from all claims, disputes, litigation, judgments and/or costs (including
187 reasonable attorney's fees), whether or not frivolous, arising from any misrepresentations made by the Seller, from any incorrect
188 information supplied by the Seller, or from any material fact concerning the Property including latent defects which the Seller fails
189 to disclose. Further, Seller shall indemnify, save, defend, and hold Broker, Broker's Sales Associates, and Seller's Designated
190 Agent harmless from any claim, loss, damage, or injury to any person or Property while viewing the Property arising from the
191 condition of Seller's Property.

192 **18. Broker Limitations:** The Broker's sole duty is to effect a sale of the Property. The Broker, Seller's Designated Agent,
193 members of the Multiple Listing Service(s) to which the Broker belongs, and the REALTOR® Association of West/South
194 Suburban Chicagoland are not charged with the custody of the Property, its management, maintenance, upkeep, or repair. Illinois
195 law allows Brokers to prepare the sales contract using approved preprinted forms, but does not allow Brokers, real estate agents, or
196 sales associates to draft other legal documents required to close the sale. Therefore, the Seller agrees to draft and furnish, or have
197 Seller's attorney draft and furnish, all other legal documents necessary to close the sale.

198 **19. Marketing Authorization:** Broker is authorized to advertise, promote, and market the Property which shall include, but not
199 be limited to, in Broker's sole discretion, the display of signs, placement of the Property in any Multiple Listing Service in which
200 Broker is a participant, and promotion of the Property through any electronic medium and/or on any Internet Homepage to which
201 the Broker may subscribe. Broker is authorized to affix a keybox to the Property, and provided the owner is absent, any MLS
202 participant or subscriber associated with the Multiple Listing Service(s), whether acting as Buyer's agent or otherwise, shall have
203 the right, through use of said keybox, to show the Property at any reasonable time. It is not a requirement of the Multiple Listing
204 Service or Broker that a Seller allow use of a keybox. Seller acknowledges that neither listing nor selling Broker, the REALTOR®
205 Association of West/South Suburban Chicagoland, nor any Multiple Listing Service is an insurer against the loss of Seller's
206 personal property. Seller is advised to safeguard or remove valuables now located on said Property. Seller is further advised to
207 verify the existence of said valuables and obtain personal property insurance through Seller's insurance agent. Further, Seller
208 hereby grants Broker and Broker shall have the right, and Seller acknowledges that Broker may have an obligation under
209 applicable Multiple Listing Service rules and regulations as a condition of placing Seller's Property in such Multiple Listing
210 Service, to release information as to the amount of selling price, type of financing, and number of days to sell the Property to any
211 Multiple Listing Service of which Broker is a member at the time the Property is sold and closed.

212 **20. Taxes and Assessments:** All taxes and all usually prorated expenses shall be prorated pursuant to the terms of the sales
213 contract. Seller shall disclose any assessments or special taxes for improvements or lien for improvements, either of record or in
214 process, applicable to the Property marketed herein, and should the Seller receive any notice thereof, Seller agrees to notify the
215 Broker immediately.

216 **21. Earnest Money:** **The Earnest Money shall be held by the Listing Broker, in trust for the mutual**
217 **benefit of the Parties in a manner consistent with Illinois State Law. Upon initial closing, or**
218 **settlement, or upon forfeiture of the Sales Contract, the Earnest Money shall be applied first to the**
219 **payment of any expenses incurred by the Broker on Seller's behalf in the sale, and second to payment**
220 **of the Broker's sales commission, rendering the surplus, if any, to the Seller. If a dispute arises**
221 **between Seller and Buyer as to whether a default has occurred, Broker shall hold the Earnest Money**
222 **and pay it out as agreed in writing by Seller and Buyer or as directed by a court of competent**
223 **jurisdiction. In the event of such dispute, Seller agrees that Broker may deposit the funds with the**
224 **clerk of the Circuit Court by an action in the nature of interpleader. Seller agrees Broker may be**

_____ Broker Initial _____ Seller Initial _____ Seller Initial

ADDRESS: _____

225 reimbursed from the Earnest Money for all costs, including reasonable attorney's fees, related to the
226 filing of the interpleader and hereby agrees to indemnify and hold Broker harmless from any and all
227 claims and demands, including the payment of reasonable attorney's fees, costs, and expenses arising
228 out of such default, claims, and demands. If Seller defaults, Earnest Money, at the option of Buyer,
229 shall be refunded to Buyer, but such refunding shall not release Seller from the obligation of this
230 Marketing Agreement. There shall be no disbursement of Earnest Money unless Escrowee has been
231 provided written agreement from Seller and Buyer. In anticipation of Closing, the Parties direct
232 Escrowee to close the account no sooner than 10 (ten) business days prior to the anticipated Closing
233 date.

234 **22. Amendments:** Should it be necessary to amend or modify this Agreement, facsimile signatures of all parties to this
235 Marketing Agreement are accepted as original signatures. This Agreement may be executed in multiple copies and Seller's
236 signature hereon acknowledges that Seller has received a signed copy.

237 **23. Mediation:** Any controversy or claim arising out of, or relating to, this Agreement, or the breach thereof, shall be mediated, in
238 accordance with rules, then pertaining, of the American Arbitration Association, Chicago, Illinois.

239 **24. Indemnification of Broker:** Seller agrees to indemnify Broker and to save, defend, and hold Broker harmless on account of
240 any and all loss, damage, cost, or expense (including reasonable attorney's fees) incurred by Broker, arising out of this Agreement,
241 or in the collection of fees or commissions due Broker pursuant to the terms and conditions of this Agreement provided Broker is
242 not at fault.

243 **25. Disclaimer:** Seller acknowledges that Broker and Seller's Designated Agent are acting solely as real estate professionals, and
244 not as attorney, tax advisor, surveyor, structural engineer, home inspector, environmental consultant, architect, contractor, or other
245 professional service provider. Seller understands that such other professional service providers are available to render advice or
246 services to the Seller, if desired, at Seller's expense.

247 **26. Costs of Third-Party Services or Products:** Seller is responsible for the costs of all third-party products or services such as
248 surveys, soil tests, title reports, well and septic tests, etc.

249 **27. Lease of Property:** Although the purpose of this Agreement is to bring about a sale, option, or exchange of the Property,
250 Seller agrees to pay Broker a leasing commission of _____ if the Property is leased within the marketing period.
251 If the tenant to whom the Property is leased later purchases the Property, Seller agrees to pay Broker a sales commission of
252 _____ on the full sale price.

253 **28. Severability:** In case any one or more provisions of this Agreement shall, for any reason, be held to be invalid, illegal, or
254 unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this
255 Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

256 **29. Notice:** All notices required shall be in writing and shall be served by one Party to the other Party. Notice to any one of the
257 multiple-person Party shall be sufficient notice to all. Notice shall be given in the following manner:

- 258 (a) By personal delivery of such notice; or
- 259 (b) By mailing of such notice to the addresses recited herein by regular mail and by certified mail, return receipt requested.
260 Except as otherwise provided herein, notice served by certified mail shall be effective on the date of mailing; or
- 261 (c) By sending facsimile transmission. Notice shall be effective as of date and time of facsimile transmission, provided that
262 the notice transmitted shall be sent on business days during business hours (8:00 A.M. to 6:00 P.M. Chicago Time). In
263 the event fax notice is transmitted during non-business hours, the effective date and time of notice is the first hour of the
264 first business day after transmission; or
- 265 (d) By sending e-mail transmission. Notice shall be effective as of date and time of e-mail transmission, provided that the
266 notice transmitted shall be sent on business days during business hours (8:00 A.M. to 6:00 P.M. Chicago Time), and
267 provided further that the recipient provides written acknowledgment to the sender of receipt of the transmission (by e-
268 mail, facsimile, or by regular mail). In the event e-mail notice is transmitted during non-business hours, the effective date
269 and time of notice is the first hour of the first business day after transmission.

270 **30. Entire Agreement:** This Agreement constitutes the complete understanding and entire agreement between the parties relating
271 to the subject thereof, and any prior agreements pertaining thereto, whether oral or written, have been merged and integrated into
272 this Agreement. This Agreement may not be terminated or amended prior to its termination date without the express written
273 consent of both parties to this Agreement.

274
275 Seller hereby acknowledges receipt of a signed copy of this Agreement and all attachments. The attachments include the
276 following (HERE LIST ALL ATTACHMENTS): _____
277 _____

(Signatures are required of all who have a legal or equitable interest in the Property)

Broker Initial _____ Seller Initial _____ Seller Initial

ADDRESS: _____

281	_____	_____
282	BROKER	SELLER
283	_____	_____
284	_____	_____
285	BY (Signature)	SELLER
286	_____	_____
287	_____	_____
288	DATE	ADDRESS
289	_____	_____
290	_____	_____
291	DESIGNATED AGENT	_____
292	_____	_____
293	_____	_____
294	DATE	E-MAIL ADDRESS
295	_____	_____
296	_____	_____
297	PHONE	PHONE FAX
298	_____	_____
299	_____	_____
300	OFFICE	DATE

_____ *Broker Initial*

_____ *Seller Initial* _____ *Seller Initial*



**ILLINOIS ASSOCIATION OF REALTORS
BUYERS' MOLD NOTICE**



Buyers are advised that the presence of certain kinds of mold, funguses, mildew and/or other organisms may adversely affect the property and the health of certain individuals. These conditions are often the result of moisture invasion or water leakage inside the home and can sometimes produce harmful toxins.

Buyers are advised to have any property they are considering purchasing inspected for the existence of such conditions or organisms, or the conditions that may lead to their formation, during buyers' home inspection contingency period. Buyers are also advised to consult with appropriate experts regarding this topic if they have any questions or concerns. Broker and its agents are not experts on mold and other related conditions.

The undersigned acknowledge receiving this Notice on the date indicated below.

Date: _____

Buyers: _____

(Broker should retain the original for its file and give a copy to the Buyers.)



Seller Signature



ILLINOIS ASSOCIATION OF REALTORS
MOLD DISCLOSURE



Printed Name(s) of Seller(s) _____

Printed Name(s) of Buyer(s) _____

Property Address _____

1. SELLER DISCLOSURE. To the best of Seller's actual knowledge, Seller represents:

a. The Property described herein has has not been previously tested for molds;
If answer to a. is "has not", then skip b. and c. and go to Section #2.

b. The molds found were were not identified as toxic molds;

c. With regard to any molds that were found, measures were were not taken to remove those molds.

Check One

Buyers Initials

[]

[]

2. MOLD INSPECTIONS. Molds, fungi, mildew, and similar organisms may exist in the Property of which the Seller is unaware and has no actual knowledge. These contaminants generally grow in places where there is excessive moisture, such as where leakage may have occurred in roofs, pipes, walls, plant pots, or where there has been flooding. A professional home inspection may not disclose molds. Buyer may wish to obtain an inspection specifically for molds to more fully determine the condition of the Property and its environmental status. Neither Seller's agents nor Buyer's agents are experts in the field of mold. The Buyers are strongly encouraged to satisfy themselves as to the Property condition.

3. HOLD HARMLESS. Buyer makes the decision to purchase the Property independent of any representation of the Agents or Brokers involved in the transaction regarding mold. Accordingly, Buyer agrees to indemnify and hold Christian Chase, Chase Real Estate, LLC (print names of Brokers and Designated Agents) harmless in the event any mold is present on the Property.

4. RECEIPT OF COPY. Seller and Buyer have read this Mold Disclosure and by their signatures hereon acknowledge receipt of a copy thereof.

5. PROFESSIONAL ADVICE. Seller and Buyer execute this Disclosure with the understanding that they should consult with a professional of their choice regarding any questions or concerns before its execution.



Seller: _____ Date: _____

Seller: _____ Date: _____

Buyer: _____ Date: _____

Buyer: _____ Date: _____



**REALTOR® Association of West/South Suburban Chicagoland
DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT
LEAD-BASED PAINT AND/OR LEAD BASED PAINT HAZARDS**



Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant woman. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Property commonly known as: _____

City Of _____ County of: _____, Illinois.

Seller's Disclosure (initial)

X _____ (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

Check One Box

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

X _____ (b) Records and Reports available to the seller (check one below):

Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

Check One Box

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

_____ (c) Purchaser has received copies of all information listed above.

_____ (d) Purchaser has received the pamphlet *Protect Your Family From Lead in Your Home*.

_____ (e) Purchaser has (check one below):

Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based paint or lead-based paint hazards; or

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

_____ (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852 d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify to the best of their knowledge, that the information they have provided is true and accurate.

X Seller _____ Date / / Seller _____ Date /
Purchaser _____ Date / / Purchaser _____ Date /
Agent _____ Date / / Agent _____ Date /



Illinois Association of REALTORS®

RESIDENTIAL REAL PROPERTY DISCLOSURE REPORT



NOTICE: THE PURPOSE OF THIS REPORT IS TO PROVIDE PROSPECTIVE BUYERS WITH INFORMATION ABOUT MATERIAL DEFECTS IN THE RESIDENTIAL REAL PROPERTY. THIS REPORT DOES NOT LIMIT THE PARTIES RIGHT TO CONTRACT FOR THE SALE OF RESIDENTIAL REAL PROPERTY IN "AS IS" CONDITION. UNDER COMMON LAW SELLERS WHO DISCLOSE MATERIAL DEFECTS MAY BE UNDER A CONTINUING OBLIGATION TO ADVISE THE PROSPECTIVE BUYERS ABOUT THE CONDITION OF THE RESIDENTIAL REAL PROPERTY EVEN AFTER THE REPORT IS DELIVERED TO THE PROSPECTIVE BUYER. COMPLETION OF THIS REPORT BY SELLER CREATES LEGAL OBLIGATIONS ON SELLER THEREFORE SELLER MAY WISH TO CONSULT AN ATTORNEY PRIOR TO COMPLETION OF THIS REPORT.

Property Address: _____

City, State & Zip Code: _____

Seller's Name: _____

This report is a disclosure of certain conditions of the residential real property listed above in compliance with the Residential Real Property Disclosure Act. This information is provided as of _____, 20____, and does not reflect any changes made or occurring after that date or information that becomes known to the seller after that date. The disclosures herein shall not be deemed warranties of any kind by the seller or any person representing any party in this transaction.

In this form, "am aware" means to have actual notice or actual knowledge without any specific investigation or inquiry. In this form a "material defect" means a condition that would have a substantial adverse effect on the value of the residential real property or that would significantly impair the health or safety of future occupants of the residential real property unless the seller reasonably believes that the condition has been corrected.

The seller discloses the following information with the knowledge that even though the statements herein are not deemed to be warranties, prospective buyers may choose to rely on this information in deciding whether or not and on what terms to purchase the residential real property.

The seller represents that to the best of his or her actual knowledge, the following statements have been accurately noted as "yes" (correct), "no" (incorrect) or "not applicable" to the property being sold. If the seller indicates that the response to any statement, except number 1, is yes or not applicable, the seller shall provide an explanation, in the additional information area of this form.

Check Yes / No / NA

- | YES | NO | N/A | |
|------------------------------|--------------------------|--------------------------|--|
| 1. <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Seller has occupied the property within the last 12 months. (No explanation is needed.) |
| 2. <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | I am aware of flooding or recurring leakage problems in the crawlspace or basement. |
| 3. <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | I am aware that the property is located in a flood plain or that I currently have flood hazard insurance on the property. |
| 4. <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | I am aware of material defects in the basement or foundation (including cracks and bulges). |
| 5. <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | I am aware of leaks or material defects in the roof, ceilings or chimney. |
| 6. <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | I am aware of material defects in the walls or floors. |
| 7. <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | I am aware of material defects in the electrical system. |
| 8. <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | I am aware of material defects in the plumbing system (includes such things as water heater, sump pump, water treatment system, sprinkler system, and swimming pool). |
| 9. <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | I am aware of material defects in the well or well equipment. |
| 10. <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | I am aware of unsafe conditions in the drinking water. |
| 11. <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | I am aware of material defects in the heating, air conditioning, or ventilating systems. |
| 12. <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | I am aware of material defects in the fireplace or woodburning stove. |
| 13. <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | I am aware of material defects in the septic, sanitary sewer, or other disposal system. |
| 14. <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | I am aware of unsafe concentrations of radon on the premises. |
| 15. <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | I am aware of unsafe concentrations of or unsafe conditions relating to asbestos on the premises. |
| 16. <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | I am aware of unsafe concentrations of or unsafe conditions relating to lead paint, lead water pipes, lead plumbing pipes or lead in the soil on the premises. |
| 17. <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | I am aware of mine subsidence, underground pits, settlement, sliding, upheaval, or other earth stability defects on the premises. |
| 18. <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | I am aware of current infestations of termites or other wood boring insects. |
| 19. <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | I am aware of a structural defect caused by previous infestations of termites or other wood boring insects. |
| 20. <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | I am aware of underground fuel storage tanks on the property. |
| 21. <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | I am aware of boundary or lot line disputes. |
| 22. <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | I have received notice of violation of local, state or federal laws or regulations relating to this property, which violation has not been corrected. |
| 23. <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | I am aware that this property has been used for the manufacture of methamphetamine as defined in Section 10 of the Methamphetamine Control and Community Protection Act. |

Note: These disclosures are not intended to cover the common elements of a condominium, but only the actual residential real property including limited common elements allocated to the exclusive use thereof that form an integral part of the condominium unit.

Note: These disclosures are intended to reflect the current condition of the premises and do not include previous problems, if any, that the seller reasonably believes have been corrected.

If any of the above are marked "not applicable" or "yes", please explain here or use additional pages, if necessary:

Check here if additional pages used: _____

Seller certifies that seller has prepared this statement and certifies that the information provided is based on the actual notice or actual knowledge of the seller without any specific investigation or inquiry on the part of the seller. The seller hereby authorizes any person representing any principal in this transaction to provide a copy of this report, and to disclose any information in the report, to any person in connection with any actual or anticipated sale of the property.



Seller: _____ Date: _____

Seller: _____ Date: _____

PROSPECTIVE BUYER IS AWARE THAT THE PARTIES MAY CHOOSE TO NEGOTIATE AN AGREEMENT FOR THE SALE OF THE PROPERTY SUBJECT TO ANY OR ALL MATERIAL DEFECTS DISCLOSED IN THIS REPORT ("AS IS"). THIS DISCLOSURE IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PROSPECTIVE BUYER OR SELLER MAY WISH TO OBTAIN OR NEGOTIATE. THE FACT THAT THE SELLER IS NOT AWARE OF A PARTICULAR CONDITION OR PROBLEM IS NO GUARANTEE THAT IT DOES NOT EXIST. PROSPECTIVE BUYER IS AWARE THAT HE MAY REQUEST AN INSPECTION OF THE PREMISES PERFORMED BY A QUALIFIED PROFESSIONAL.

Prospective Buyer: _____ Date: _____ Time: _____

Prospective Buyer: _____ Date: _____ Time: _____

RESIDENTIAL REAL PROPERTY DISCLOSURE ACT

ARTICLE 2: DISCLOSURES

765 ILCS 77/5 et seq.

Section 5: As used in this Act, unless the context otherwise requires the following terms have the meaning given in this section:

“Residential real property” means real property improved with not less than one nor more than four residential dwelling units; units in residential cooperatives; or, condominium units including the limited common elements allocated to the exclusive use thereof that form an integral part of the condominium unit.

“Seller” means every person or entity who is an owner, beneficiary of a trust, contract purchaser or lessee of a ground lease, who has an interest (legal or equitable) in residential real property. However, “seller” shall not include any person who has both (i) never occupied the residential real property and (ii) never had the management responsibility for the residential real property nor delegated such responsibility for the residential real property to another person or entity.

“Prospective buyer” means any person or entity negotiating or offering to become an owner or lessee of residential real property by means of a transfer for value to which this Act applies.

Section 10. Except as provided in Section 15, this Act applies to any transfer by sale, exchange, installment land sale-contract, assignment of beneficial interest, lease with an option to purchase, ground lease or assignment of ground lease of residential real property.

Section 15. The provisions of the Act do not apply to the following:

- (1) Transfers pursuant to court order, including, but not limited to, transfers ordered by a probate court in administration of an estate, transfers between spouses resulting from a judgment of dissolution of marriage or legal separation, transfers pursuant to an order of possession, transfers by a trustee in bankruptcy, transfers by eminent domain and transfers resulting from a decree for specific performance.
- (2) Transfers from a mortgagor to a mortgagee by deed in lieu of foreclosure or consent judgement, transfer by judicial deed issued pursuant to a foreclosure sale to the successful bidder or the assignee of a certificate of sale, transfer by a collateral assignment of a beneficial interest of a land trust, or a transfer by a mortgagee or a successor in interest to the mortgagee’s secured position or a beneficiary under a deed in trust who has acquired the real property by deed in lieu of foreclosure, consent judgement or judicial deed issued pursuant to a foreclosure sale.
- (3) Transfers by a fiduciary in the course of the administration of a decedent’s estate, guardianship, conservatorship, or trust.
- (4) Transfers from one co-owner to one or more other co-owners.
- (5) Transfers pursuant to testate or intestate succession.
- (6) Transfers made to a spouse, or to a person or persons in the lineal line of consanguinity of one or more of the sellers.
- (7) Transfers from an entity that has taken title to residential real property from a seller for the purpose of assisting in the relocation of the seller, so long as the entity makes available to all prospective buyers a copy of the disclosure form furnished to the entity by the seller.
- (8) Transfers to or from any governmental entity.
- (9) Transfers of newly constructed residential real property that has not been occupied.

Section 20. A seller of residential real property shall complete all applicable items in the disclosure document described in Section 35 of this Act. The seller shall deliver to the prospective buyer the written disclosure statement required by this Act before the signing of a written agreement by the seller and prospective buyer that would, subject to the satisfaction of any negotiated contingencies, require the prospective buyer to accept a transfer of the residential real property.

Section 25. Liability of seller. (a) The seller is not liable for any error, inaccuracy, or omission of any information delivered pursuant to the Act if (i) the seller had no knowledge of the error, inaccuracy, or omission, (ii) the error, inaccuracy, or omission was based on a reasonable belief that a material defect or other matter not disclosed had been corrected, or (iii) the error, inaccuracy, or omission was based on information provided by a public agency or by a licensed engineer, land surveyor, structural pest control operator, or by a contractor about matters within the scope of the contractor’s occupation and the seller had no knowledge of the error, inaccuracy or omission.

(b) The seller shall disclose material defects of which the seller has actual knowledge.

(c) The seller is not obligated by this Act to make any specific investigation or inquiry in an effort to complete the disclosure statement.

Section 30. Disclosure supplement. If prior to closing, any seller has actual knowledge of an error, inaccuracy, or omission in any prior disclosure document after delivery of that disclosure document to a prospective buyer, that seller shall supplement the prior disclosure document with a written supplemental disclosure.

Section 35. Disclosure report form. The disclosures required of a seller by this Act, shall be made in the following form: [form on reverse side]

Section 40. Material defect. If a material defect is disclosed in the Residential Real Property Disclosure Report, after acceptance by the prospective buyer of an offer or counter-offer made by a seller or after the execution of an offer made by a prospective buyer that is accepted by the seller for the conveyance of the residential real property, then the Prospective Buyer may, within three business days after receipt of that Report by the prospective buyer, terminate the contract or other agreement without any liability or recourse except for the return to prospective buyer of all earnest money deposits or down payments paid by prospective buyer in the transaction. If a material defect is disclosed in a supplement to this disclosure document, the prospective buyer shall not have a right to terminate unless the material defect results from an error, inaccuracy, or omission of which the seller had actual knowledge at the time the prior disclosure document was completed and signed by the seller. The right to terminate the contract, however, shall no longer exist after the conveyance of the residential real property. For purposes of the Act the termination shall be deemed to be made when written notice of termination is personally delivered to at least one of the sellers identified in the contract or other agreement or when deposited, certified or registered mail, with the United States Postal Service, addressed to one of the sellers at the address indicated in the contract or agreement, or, if there is not an address contained therein, then at the address indicated for the residential real property on the Report.

Section 45. This Act is not intended to limit or modify any obligation to disclose created by any other statute or that may exist in common law in order to avoid fraud, misrepresentation, or deceit in the transaction.

Section 50. Delivery of the Residential Real Property Disclosure Report provided by this Act shall be by:

- 1) personal or facsimile delivery to the prospective buyer;
- 2) depositing the report with the United States Postal Service, postage prepaid, first class mail, addressed to the prospective buyer at the address provided by the prospective buyer or indicated on the contract or other agreement, or
- 3) depositing the report with an alternative delivery service such as Federal Express, UPS, or Airborne, delivery charges prepaid, addressed to the prospective buyer at the address provided by the prospective buyer or indicated on the contract or other agreement.

For purposes of the Act, delivery to one prospective buyer is deemed delivery to all prospective buyers. Delivery to authorized individual acting on behalf of a prospective buyer constitutes delivery to all prospective buyers. Delivery of the Report is effective upon receipt by the prospective buyer. Receipt may be acknowledged on the Report, in an agreement for the conveyance of the residential real property, or shown in any other verifiable manner.

Section 55. Violations and damages. If the seller fails or refuses to provide the disclosure document prior to the conveyance of the residential real property, the buyer shall have the right to terminate the contract. A person who knowingly violates or fails to perform any duty prescribed by any provision of the Act or who discloses any information on the Residential Real Property Disclosure Report that he knows to be false shall be liable in the amount of actual damages and court costs, and the court may award reasonable attorney fees incurred by the prevailing party.

Section 60. No action for violation of the Act may be commenced later than one year from the earlier of the date of possession, date of occupancy or date of recording of an instrument of conveyance of the residential real property.

ILLINOIS ASSOCIATION OF REALTORS
DISCLOSURE AND CONSENT TO DUAL AGENCY
(DESIGNATED AGENCY)

NOTE TO CONSUMER: THIS DOCUMENT SERVES THREE PURPOSES. FIRST, IT DISCLOSES THAT A REAL ESTATE LICENSEE MAY POTENTIALLY ACT AS A DUAL AGENT, THAT IS, REPRESENT MORE THAN ONE PARTY TO THE TRANSACTION. SECOND, THIS DOCUMENT EXPLAINS THE CONCEPT OF DUAL AGENCY. THIRD, THIS DOCUMENT SEEKS YOUR CONSENT TO ALLOW THE REAL ESTATE LICENSEE TO ACT AS A DUAL AGENT. A LICENSEE MAY LEGALLY ACT AS A DUAL AGENT ONLY WITH YOUR CONSENT. BY CHOOSING TO SIGN THIS DOCUMENT, YOUR CONSENT TO DUAL AGENCY REPRESENTATION IS PRESUMED.

The undersigned Christian Chase - Chase Real Estate _____, ("Licensee"), may undertake a dual representation (represent both the seller or landlord and the buyer or tenant) for the sale or lease of property. The undersigned acknowledge they were informed of the possibility of this type of representation. Before signing this document please read the following:

Representing more than one party to a transaction presents a conflict of interest since both clients may rely upon Licensee's advice and the client's respective interests may be adverse to each other. Licensee will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. You acknowledge that Licensee has explained the implications of dual representation, including the risks involved, and understand that you have been advised to seek independent advice from your advisors or attorneys before signing any documents in this transaction.

WHAT A LICENSEE CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT

1. Treat all clients honestly.
2. Provide information about the property to the buyer or tenant.
3. Disclose all latent material defects in the property that are known to the Licensee.
4. Disclose financial qualification of the buyer or tenant to the seller or landlord.
5. Explain real estate terms.
6. Help the buyer or tenant to arrange for property inspections.
7. Explain closing costs and procedures.
8. Help the buyer compare financing alternatives.
9. Provide information about comparable properties that have sold so both clients may make educated decisions on what price to accept or offer.

WHAT LICENSEE CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT

1. Confidential information that Licensee may know about a client, without that client's permission.
2. The price the seller or landlord will take other than the listing price without permission of the seller or landlord.
3. The price the buyer or tenant is willing to pay without permission of the buyer or tenant.
4. A recommended or suggested price the buyer or tenant should offer.
5. A recommended or suggested price the seller or landlord should counter with or accept.

If either client is uncomfortable with this disclosure and dual representation, please let Licensee know. You are not required to sign this document unless you want to allow the Licensee to proceed as a Dual Agent in this transaction.

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to the Licensee acting as a Dual Agent (that is, to represent BOTH the seller or landlord and the buyer or tenant) should that become necessary.

CLIENT:  _____

Date: _____

CLIENT: _____

Date: _____

LICENSEE: _____

Date: _____



DISCLOSURE OF INFORMATION ON RADON HAZARDS
(For Residential Real Property Sales or Purchases)

Radon Warning Statement

Every buyer of any interest in residential real property is notified that the property may present exposure to dangerous levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer.

The Illinois Emergency Management Agency (IEMA) strongly recommends ALL homebuyers have an indoor radon test performed prior to purchase or taking occupancy, and mitigated if elevated levels are found.

Seller's Disclosure (initial each of the following which applies)

(a) Elevated radon concentrations (above EPA or IEMA recommended Radon Action Level) are known to be present within the dwelling. (Explain)

(b) Seller has provided the purchaser with all available records and reports pertaining to elevated radon concentrations within the dwelling.

(c) Seller either has no knowledge of elevated radon concentrations in the dwelling or prior elevated radon concentrations have been mitigated or remediated.

(d) Seller has no records or reports pertaining to elevated radon concentrations within the dwelling.

Purchaser's Acknowledgment (initial each of the following which applies)

(e) Purchaser has received copies of all information listed above.

(f) Purchaser has received the IEMA approved Radon Disclosure Pamphlet.

Agent's Acknowledgement (initial IF APPLICABLE)

(g) Agent has informed the seller of the seller's obligations under Illinois law.

Certification of Accuracy

The following parties have reviewed the information above and each party certifies, to the best of his or her knowledge, that the information he or she has provided is true and accurate.

Signature lines for Seller, Purchaser, and Agent, along with Property Address and City, State, Zip Code.

Interior and Exterior Photo Order Form

Use Chase Real Estate Photo Service \$34.95

~8 interior and 1 exterior photos are taken

~Photos are posted to MLS

~Photos are posted on Realtor.com

~Photos are posted on various real estate websites



American Express

Card Number

Visa

Exp. Date

Security Code

Mastercard

Discover

Billing Address

City / State / Zip Code

Other _____

Name On Card

Take Your Own Photos

~Photos are posted to MLS

(Fill in Today's Date)

I understand that photos must be emailed to Chase Real Estate, LLC. within 7 days of today's date. Email photos to christian.chase@mychaseagent.com

I understand that if I do not provide the required photos for my property within 7 days it will be removed from the MLS and all websites. (This is a MLS rule/requirement)



Signature

Office Notes:

For Office Use Only

Order Form Received

Confirmation of Payment Received

Photos Uploaded -Date of Completion