

WEST SHORES REALTY CHECKLIST - PROBATE - SFR 1-4 UNITS

(ITEMS SHADED IN BLUE ARE "IF APPLICABLE")

ADDRESS:		AGENT:			
LISTING DOCUMENTS	SA	B	S	LA	V
ADD'L AGENT/ADD'L BROKERAGE (AAA/ABA)					
AGENCY DISCLOSURE (AD1)					
CA CONSUMER PRIVACY ACT ADV (CCPA)					
FAIR HOUSING & DISC ADVISORY - LISTING					
MODIFICATION OF TERMS (MT)					
PEAD - SELLER, LISTING AGENT					
POSSIBLE REPRESENTATION (PRBS) - LISTING					
PROBATE LISTING & ADVISORY (PLA)					
PROPERTY IMAGES AGREEMENT (PIA)					
RCSD - SELLER TO LISTING OFFICE					
RESIDENTIAL LISTING AGREEMENT (RLA)					
RLA - CAA					
SELLER'S ADVISORY (SA)					
EXCLUDE MLS (SELM) OR COMING SOON					
WIRE FRAUD ADVISORY (WFA) - LISTING					
MLS ACTIVE <input type="checkbox"/> SOLD <input type="checkbox"/>					
TAX RECORD - REALIST					
PURCHASE CONTRACT DOCUMENTS					
ADDENDA (HOW MANY? _____)					
AGENCY DISCLOSURE (AD2)					
BUYER INSPECTION ADVISORY (BIA)					
CA CONSUMER PRIVACY ACT ADV (CCPA)					
CONTINGENCY REMOVALS (CR'S)					
COOPERATING BROKER COMP (CBC)					
COUNTER OFFERS (CO'S)					
COVER LETTER FOR OFFER - IF PROVIDED					
EXTENSION OF TIME ADD (ETA)					
FAIR HOUSING & DISC ADVISORY					
NOTICE TO PERFORM (NBP/NSP)					
POSS REPRESENTATION (PRBS) SIGNED BY ALL					
PRE-APPROVAL LETTER - IF PROVIDED					
PROBATE ADVISORY (PA)					
PROBATE PURCH AGREEMT (PPA)					
REQUEST FOR REPAIRS (RR)					
RESPONSE & REPLY TO REQUEST (RRRR)					
VERIFICATION OF FUNDS (VOF)					
VERIFICATION OF PROPERTY COND (VP)					
WIRE FRAUD ADVISORY (WFA) SIGNED BY ALL					
APPRAISAL, IF AVAILABLE					
DEMAND TO CLOSE ESCROW (DCE)					
CANCELLATION OF CONTRACT (CC)					
<p>Sellers of estate real property (and mobilehomes) are exempt from the requirement of providing prospective buyers with a transfer disclosure statement (Cal. Civ. Code § 1102.2(b)). This does not, however, relieve the seller from disclosing any known material facts regarding the value or desirability of the property.</p>					