

LISTING AGENT

PROPERTY ADDRESS:

123 Test Street, Philadelphia, PA 19123

AGENT:

John Test Smith

MLS#:

MLS12345

CLIENT:

Seller Test Client

INITIAL DOCUMENTATION

☐ AOS ☐ Check ☐ SPD ☐ PreQual/POF ☐ SEC ☐ Wire Notice ☐ HW
☐ Deed ☐ Referral Form ☐ RLBPHD ☐ FYP Form ☐ WN ☐ DMN ☐ CN
☐ Dual Agency ☐ KPSS ABA Form ☐ BEC ☐ BAC ☐ KW Disclosure

KW Addendum signed: ☐ Buyer ☐ Seller ☐ Agent**CONTRACT PROCESSING**

☐ File started ☐ Submitted ☐ Approved ☐ Commission Submitted
☐ File added to Pending Checklist ☐ Date on Calendar
☐ Tasks set up ☐ Pend MLS ☐ Added to Showing Time
AOS - Copy to: ☐ Client ☐ Agent ☐ Attorney

INSPECTION & DEPOSITS

☐ Inspection Instructions sent to Seller ☐ Pass @ Gate
☐ Mortgage App & Appraisal Order

Deposit Due By: _____☐ 1st Deposit received ☐ 2nd Deposit received**INSPECTIONS & REPORTS**

☐ Home Inspection Scheduled ☐ House & Septic Ready **Inspection Types:**
☐ General ☐ Termite ☐ Radon ☐ Water ☐ Septic
☐ BRTI received ☐ sent to Seller ☐ CIT prepared ☐ sent ☐ signed
☐ Inspection Reports received ☐ sent to Client

CERTIFICATES & DOCUMENTS☐ Order Resale Cert. ☐ Request Payment from Seller ☐ Check Sent

Copy of Resale Cert sent to: ☐ Buyer's side ☐ Seller ☐ Title Co
☐ Receipt of Documents sent ☐ Fully signed copy of ROD

☐ **C/O Req Payment** ☐ Sent ☐ **INSPECTION DATE:** _____
☐ Copy to Buyer

APPRAISAL & MORTGAGE**Mortgage Type:** _____

Appraisal: ☐ Ordered ☐ Scheduled ☐ Value OK? **Appraisal Repairs:** ☐ Yes
☐ No ☐ Completed ☐ Notified Lender

Mortgage Commitment Due: _____ ☐ Requested ☐ Received**WARRANTY, REPAIRS, & UTILITY INFO**☐ Utility Info Requested ☐ Utility Info Received ☐ Sent**Warranty:** ☒ Yes ☐ No ☐ Ordered ☐ Invoice sent to Title Company**Warranty Company:** Test Warranty Company**Warranty Cost:** 550 **Paid By:** ☒ Seller ☐ Buyer**BRTI repairs:** ☐ Repairs finished ☐ request receipts☐ Receipts received and sent to Agent**CLOSING**

Seller attending: ☐ Yes ☐ No ☐ Mailed Docs ☐ Sign early at Title Office
☐ Requested Escrow Check ☐ Confirmed Receipt

CLOSING DATE TRACKING**Closing Date:** _____ ☐ Confirmed

☐ Sent Request to Schedule ☐ Clear to Close ☐ All Parties Notified
☐ Extension Signed

COMMISSION DETAILS

Buyer's Agent %: 3 **Seller Paid Commission:** _____
Listing Agent %: 3 **Buyer Paid Commission:** _____

SELLER INFORMATION**NAME:** Seller Test Client**ADDRESS:** 200 Seller St, Philadelphia, PA 19123**PHONE:** 215-555-4321**EMAIL:** seller@example.com**ATTORNEY INFORMATION****NAME:** John Attorney**CONTACT:** _____**BUYER INFORMATION****NAME:** Seller Test Client**ADDRESS:** 100 Buyer Ave, Philadelphia, PA 19123**PHONE:** 215-555-4321**EMAIL:** seller@example.com**BUYER'S AGENT INFORMATION****NAME:** John Test Smith**PHONE:** 215-555-4321**EMAIL:** seller@example.com**TITLE AGENT INFORMATION****NAME:** Test Title Company**PHONE:** 215-555-4321**EMAIL:** seller@example.com☐ **SELLER'S INFO SENT TO TITLE** ☒ **ROFR**☐ **TC INVOICE SENT****HOA INFORMATION**☒ Yes ☐ No**ASSOCIATION:** Test HOA**RESALE EXPIRES:** _____**EMAIL:** _____ **PHONE:** _____**SELLER SENT PAYMENT ON:** _____**CERTIFICATE OF OCCUPANCY**☒ Yes ☐ No**MUNICIPALITY:** Philadelphia**REQUESTED:** _____ **RECEIVED:** _____**C/O INSPECTION ON:** _____**INSPECTION DETAILS****INSPECTOR:** _____**CONTINGENCY DATE:** _____ **INSPECTION DATE:** _____**UTILITIES INFORMATION****WATER TYPE:** _____ **SEWER TYPE:** _____**REFERRAL INFORMATION**☒ Yes ☐ No**DUE TO:** 5,000 **25%****NOTES****QUICK REFERENCE****Contract Date:** _____**Acceptance Date:** _____**Price:** 350,000**Seller's Assist:** 5,000