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**EARNEST MONEY CONTRACT QUESTIONNAIRE**

Date: \_\_\_\_\_

Buyer Name: _____	Seller Name: _____
Address: _____	Address: _____
Email: _____	Email: _____
Phone No. _____	Phone No. _____

**Property Description:** (attach exhibit if necessary)  
 Street Address: \_\_\_\_\_  
 Lot \_\_\_ Block \_\_\_ Addition/Subdivision: \_\_\_\_\_ City: \_\_\_\_\_, County: \_\_\_\_\_.

<b>Sales Price:</b>	
Cash down .....	\$ _____
Sum of all financing to be obtained by the Buyer .....	\$ _____
Sales Price (Sum of cash down and financing).....	\$ _____

<b>Financing:</b> (Select all that apply)	
<input type="checkbox"/> Third Party Financing in the amount of .....	\$ _____
<input type="checkbox"/> Seller financing in the amount of .....	\$ _____
<input type="checkbox"/> Assumption of existing loan with an approximate balance of .....	\$ _____

<b>Financing Details:</b> (if applicable)	
<input type="checkbox"/> Third Party Loan Details:	
Loan amount \$_____ Maximum interest rate ____% Loan Term ____ years	
<input type="checkbox"/> Seller Financing Details:	
Loan amount \$_____ Interest rate ____% Amortization ____ years Maturity ____ years	

<b>Earnest Money / Escrow Agent:</b>			
Title Company:		Escrow Agent Name:	
Title Co. Address:		Earnest Money Amount	\$_____

**Closing Date** (choose one):  \_\_\_ days after Option/Feasibility period ends  On \_\_\_\_\_  
**Specific Performance** (choose one):  will be allowed  will NOT be allowed  
**Option/Feasibility Period** (if applicable): Length \_\_\_\_\_ days Consideration for option \$\_\_\_\_\_

<b>Title Insurance</b> (choose one):	
<input type="checkbox"/> Will be provided by Independence Title or Chicago Title Company through its fee office HMB Law	
<input type="checkbox"/> No title insurance is required.	If required, title insurance will be paid for by: <input type="checkbox"/> Seller <input type="checkbox"/> Buyer <input type="checkbox"/> Split equally between Buyer and Seller.

<b>Survey</b> (choose one): <input type="checkbox"/> is not required <input type="checkbox"/> is required	
If required, choose one:	<input type="checkbox"/> Seller to provide copy of existing survey within ____ days. If the existing survey is not acceptable, a new survey will be obtained by <input type="checkbox"/> Buyer <input type="checkbox"/> Seller
	<input type="checkbox"/> Buyer to obtain a new survey within ____ days at Buyer's expense
	<input type="checkbox"/> Seller to obtain a new survey within ____ days at Seller's expense

<b>Possession/Property Condition:</b> Possession will be delivered to the Buyer <input type="checkbox"/> at closing <input type="checkbox"/> on _____	
Seller <input type="checkbox"/> has <input type="checkbox"/> has not given Buyer any required Seller's disclosures	
Choose one:	<input type="checkbox"/> Buyer accepts the Property in its current condition
	<input type="checkbox"/> Seller will be required to make the following repairs: _____ _____

<b>Real Estate Broker Information</b> (select all that apply): <input type="checkbox"/> No brokers involved	
<input type="checkbox"/> Seller's broker _____	to receive commission of ____% of Sales Price
<input type="checkbox"/> Buyer's broker _____	to receive commission of ____% of Sales Price

<b>Information for Investment Property or Commercial Contract:</b>	
<b>Property Information:</b> Within ____ days, Seller must deliver (check all that apply)	
<input type="checkbox"/> Rent roll	<input type="checkbox"/> Copies of utility capacity letters for water & sewer
<input type="checkbox"/> Copies of leases	<input type="checkbox"/> Copies of service / maintenance contracts
<input type="checkbox"/> Copies of notes that Buyer will assume	<input type="checkbox"/> Copies of leasing / management agreements
<input type="checkbox"/> Copies of warranties & guaranties	<input type="checkbox"/> Copies of utility & repair invoices for last 2 years
<input type="checkbox"/> Copies of insurance policies	<input type="checkbox"/> Copies of income/expense statements for last _ years
<input type="checkbox"/> Copies of plans and specs	<input type="checkbox"/> Copies of property tax statements for last 2 years
<input type="checkbox"/> _____	<input type="checkbox"/> Copies of environmental assessments, etc.
<b>Leases</b> (select one): <input type="checkbox"/> There are no existing leases <input type="checkbox"/> There are existing leases	
If there are existing leases, are estoppel certificates required? <input type="checkbox"/> No <input type="checkbox"/> Yes, within ____ days	
<b>1031 Exchange:</b> Does either party intend to complete a like-kind exchange? <input type="checkbox"/> N/A <input type="checkbox"/> Seller <input type="checkbox"/> Buyer	
<b>Material Facts</b> (select one):	
<input type="checkbox"/> Seller not aware of any material defects listed in attached property condition statement	
<input type="checkbox"/> Delete the entire representation	
<input type="checkbox"/> Modify rep to actual knowledge with no duty of further inquiry & delete all environmental reps	

<b>Additional Information</b> (attached additional pages if necessary):	
<input type="checkbox"/> The property is subject to mandatory membership in a property owners' association	
<input type="checkbox"/> Improvements on the property were constructed prior to 1979	
<input type="checkbox"/> The property uses propane and has a propane tank located on it	
<input type="checkbox"/> The property is located in a municipal utility district, road district or other taxing district	
<input type="checkbox"/> The property is located on a creek or lake	
<input type="checkbox"/> Seller will provide a residential service contract at a cost of not more than \$_____	
<input type="checkbox"/> Seller agrees to pay \$_____ of Buyer's closing costs	
<input type="checkbox"/> Other: _____	