

HOME CERTIFICATION

10401 Royal Cullum Drive

The home you are buying is Certified to provide complete transparency in advance of your offer which includes the following elements:

- ✓ **Title Commitment – Sage Title** issued this commitment for Title Insurance indicating they will provide title insurance for the property after closing. It includes similar terms, conditions and exclusions in the actual insurance policy that will be issued. Title insurance covers the property owner guaranteeing the title to a parcel of real estate is clear and the owner has the right to convey (sell).
- ✓ **Pre-Inspection** – the home has been inspected by an independent licensed home inspector. The inspection report is available to the public on the listing in HAR.com. Any concerns or adjustments for known items should be reflected appropriately in the offer. The buyer can perform their own inspection if they desire; however, disclosed items will not be negotiated.
- ✓ **Disclosures** – all applicable disclosures are provided as part of the listing. These disclosures should be signed and initialed by the buyer when submitting offer. These include the following items where applicable:
 - Seller’s Disclosure
 - Home Owners’ Association
 - Septic
- ✓ **Survey** – a survey is provided to the title company and attached to the listing. A notarized T-47 is also attached indicating any changes since the survey was performed. The property survey shows the properties legal boundaries, right-of-way and easements. This is typically required by a mortgage company.

