

Countrywide Home Loan

Buyer's Agent Instructions

1. Properties are sold in their present condition, “**AS IS.**”
2. Buyer **must** be pre-approved by a Countrywide Home Loan lender. For exceptional service, call Albert Chavez, Countrywide REO Loan Specialist, 916-230-1537, or 916-515-4420. **Seller concession will be highly considered if the Buyers use Countrywide REO Loan Specialist, Albert Chavez on a multiple offers situation.** Also, please note that Countrywide will credit Buyer with a free appraisal and credit report, at close of escrow, if they provide the loan to the Buyer.
3. Please fax or email contract, along with copy of deposit check and Countrywide pre-approval letter to 916-984-4001, or Tyler@TylerSells.net. We must have a complete package in order to submit the offer to Countrywide. Please do not include any disclosures at this time. Disclosures will not be needed until offer has been accepted.
4. All cash offers require proof of funds to be submitted with offer.
5. Once the bank responds to your offer, we will promptly notify you. This process may take from 1-7 days. The Buyer's agent will be notified with any questions or a response from the bank, therefore, please do not call our office for status due to the high volume of phone calls we receive regarding REO properties.
6. If you have questions about the availability of a particular property, please check the MLS, as we pride ourselves in keeping current. In addition, if you want to know if there are competing offers, we will not be able to return your phone call due to the high volume of phone calls.
7. Please be advised that the Seller does not share information with us as to their “bottom line.”
8. If your offer has been rejected for not having all the required documentation, please resubmit the full offer with the pre-approval and copy of deposit check. We must have a complete package to resubmit.

Thank you for your cooperation and we look forward to working with you.