

## Florida Offer Checklist

We appreciate your client's interest in one of [Homeward's](#) properties! Here is the information you'll need to know to make a winning offer.

Please note: Offers submitted after 5pm or on weekends and holidays will be responded to by 12pm on the next business day.

### **To submit your offer, please submit PDF(s) of all the information below to the submission link:**

<https://app.homeward.com/agents/listings/a2ZPd000001CGQDMA4/submit-an-offer/>

- "AS IS" Residential Contract For Sale And Purchase
- Completed, signed and dated Homeward Sale Contract Addendum and Affiliated Business Arrangement Disclosure (see below).
- All applicable additional Addenda/Disclosures (e.g., signed Seller's Disclosure, HOA addendum, Financing addendum, etc.)
- If your client is financing the purchase with a loan, please include an up-to-date Pre-Approval Letter from a lender for the full list price.
- If your client is financing the purchase with cash, please provide proof of funds.

### **Tips to win the offer:**

- Buyers obtaining financing are required to complete a cross-qualification conversation with the seller's preferred lender during the option period. This process requires a 15 min phone conversation and has no impact on credit. Please ensure buyer's contact information is included on the Homeward Sale Addendum.
  - **Seller's preferred lender can provide special financing incentives, including a temporary rate buydown for interested qualifying buyers.**
- Preferred Title Company is Homeward Title 2 LLC, 1007 S Congress Ave, Building 9 Suite 400, Austin, TX 78704 / [Team@homewardtitle.com](mailto:Team@homewardtitle.com)
- Buyer is responsible for title policy
- Buyer is responsible for all doc stamp taxes; please make offer accordingly
- Write a Closing Date of 21 days or fewer from Offer Date, no more than 30 days.
  - Seller's preferred lender offers a guaranteed 21 day closing. Ask listing agent for additional information.

- If your clients are contingent on a home to sell, please inquire with the listing agent to find out if they may qualify for one of our products to strengthen their offer
- Due to FHA regulations, we are only able to sell to FHA Buyers in limited circumstances. Please contact the Listing Agent to find out more information if your client intends to make an FHA offer.
- In most cases, Homeward prefers Seller Credits in lieu of repairs.

## HOMeward SALE CONTRACT ADDENDUM

to

the "AS IS" Residential Contract for Sale and Purchase (the "Contract")  
between the undersigned parties concerning property at  
11209 Lenora Ct, Jacksonville, FL 32256

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(the "*Property*")

Capitalized terms used in this Addendum (this "**Addendum**") shall have the same meaning ascribed to such terms in the Contract to which this Addendum is attached. To the extent there are any inconsistencies between the terms of this Addendum and the Contract to which it is attached, the terms of this Addendum shall control.

### 1) **LICENSE HOLDER DISCLOSURE.**

Seller, Homeward, Inc., Homeward Real Estate LLC, Homeward Mortgage LLC, and Homeward Title 2, LLC are all affiliates of each other and may share costs and fees. Homeward Real Estate LLC is a licensed real estate broker in the state of Florida (License #CQ1064783).

### 2) **INSPECTION PERIOD.**

The following sentence is added to the end of Section 12(a) of the Contract: "Notwithstanding anything to the contrary in this Contract, if the last day of the Inspection Period falls on a Saturday, Sunday, or federal holiday, the Inspection Period is extended until the next day that is not a Saturday, Sunday, or federal holiday."

### 3) **THIRD PARTY REPORTS.**

It is agreed and understood that Seller is providing any and all reports, studies, surveys, or investigations of the Property on an "AS-IS" basis, and Seller shall have no responsibility or liability for the contents of such reports, studies, surveys, or investigations. All such reports, studies, surveys, and investigations provided by Seller to Buyer in connection herewith are provided solely to accommodate Buyer's requests for them. If such reports, studies, surveys, and investigations are found to misrepresent facts or otherwise to be in error in any way, Buyer waives any and all such claims against Seller. The terms and provisions of this paragraph shall expressly survive the closing and not merge therein.

### 4) **TAX PRORATION**

Notwithstanding anything to the contrary in the Contract, Buyer and Seller hereby agree and instruct the Closing Agent that if Seller acquired the Property during the current tax year, the property tax credits shall be calculated by taking into account any and all tax exemptions on the Property for the prior owner (i.e., the party who sold the Property to Seller) for the time period that the prior owner owned the Property during the current tax year.

## 5) PREQUALIFICATION WITH HOMEWARD MORTGAGE

Seller requires Buyer to submit a request for and obtain a mortgage prequalification with Homeward Mortgage LLC ("**Homeward Mortgage**") at least one day before the end of the Inspection Period. The mortgage prequalification process requires a phone conversation between the Buyer and a Homeward Mortgage representative to discuss financing terms and qualifications. A full application and hard credit pull is not required to complete the prequalification. Buyer will use its best efforts, including furnishing all information to Homeward Mortgage upon request. If Buyer does not get prequalified approval with Homeward Mortgage at least one day before the end of the Inspection Period, Seller shall have the right, in its sole discretion, to terminate the Contract by providing written notice to Buyer of such termination before the expiration of the Inspection Period. If the Contract is terminated by Seller as described in this section, Buyer will be entitled to a reimbursement of their earnest money deposit. Buyer is permitted to obtain a loan prequalification from other lenders.

Notwithstanding the foregoing, Seller may, in its sole discretion, waive the prequalification requirement if Buyer is purchasing with all cash (and provides proof of funds acceptable to Seller). Seller's waiver of the prequalification requirement will be effective only when Seller [or Seller's agent] notifies Buyer [or Buyer's agent] in writing.

**Homeward Mortgage will offer special financing incentives to qualified buyers. However, Buyer is not required to use Homeward Mortgage for Buyer's home loan or Homeward Title for title insurance or escrow services as a condition for settlement of Buyer's loan on or Buyer's purchase of the Property. Seller has provided to Buyer Affiliated Business Arrangement Disclosure Statements notifying Buyer of the business relationship between Seller, Homeward, Inc., Homeward Mortgage and Homeward Title and Buyer acknowledges receipt of the same.**

*[Signatures follow this page]*

IN WITNESS WHEREOF, this Addendum is hereby entered into by the undersigned effective as of the date this Addendum is signed by all of the parties.

**SELLER:**

*Purchasing Fund 2025-1, LLC*

By: \_\_\_\_\_

Date:

Name:

Title:

**BUYER:**

Name: \_\_\_\_\_

Date:

Name: \_\_\_\_\_

Date:

## **IMPORTANT NOTICE FROM THE HOMEWARD COMPANIES: PRIVACY AND COMMUNICATION CHOICES FOR CONSUMERS ABOUT AFFILIATE INFORMATION SHARING AND USE**

Buyer is providing contact information below and other personal information to Seller in connection with this Contract and the purchase of the Property. Seller and its affiliates (such as the Homeward title, mortgage, and real estate companies) also may later collect additional information from and about Buyer as part of Buyer's proposed transaction(s) with such persons. This notice refers to Seller and its Homeward affiliates as the "Homeward Companies."

### Privacy Choices About Affiliate Information Sharing and Use

**Seller and Homeward Mortgage will share with each other the contact and other personal information (current and future) that they obtain from and about Buyer so they may offer Buyer additional products and services. Buyer is not required to allow this sharing and usage. However, if Buyer would like to proceed with the purchase of the Property, Buyer must allow this sharing and usage. If choosing to proceed and allow this sharing and usage, Buyer must initial their consent on the signature page below.**

### Communication Authorization

In addition, Homeward Mortgage would like to contact Buyer to discuss the prequalification process along with the products and services offered by Homeward Mortgage. Homeward Mortgage thus seeks Buyer's consent to contact Buyer (itself or via a third party on its behalf) via telephone (landline or mobile device), text message (including SMS and MMS) (data rates and charges may apply), or email to communicate about these services. These communications may be made using an automatic telephone dialing system and/or artificial or prerecorded voice messages.

**By providing their initials and completing the contact information on the signature page below, Buyer is expressly authorizing Homeward Mortgage to deliver or cause to be delivered to Buyer communications in the manner described above at the number(s) and/or email address(es) provided on the signature page below, even if Buyer's telephone number is registered with Homeward Mortgage's or any state or national Do-Not-Call list.**

**Buyer understands that Buyer is not required to provide the authorization and consent in this Communication Authorization paragraph, and it is not a condition to purchase any property, goods, or services. However, if Buyer does not provide the authorization and consent in this Communication Authorization paragraph, Homeward Mortgage will not be able to contact Buyer, so Buyer will be responsible for reaching out to Homeward Mortgage at (512) 368-9181 to start the prequalification process. As provided in the Homeward Sale Contract Addendum, if Buyer does not get prequalified with Homeward Mortgage at least one day prior to the end of the Inspection Period, Seller shall have the termination rights described in the Homeward Sale Contract Addendum.**

### Revocation Options and Other Important Information

By expressly authorizing these communications, Buyer acknowledges that Buyer's consent is valid until Buyer revokes it. **Buyer can revoke Buyer's consent for information sharing and usage and/or communications at any time by calling Homeward, Inc. at (512) 956-5087 or emailing Homeward, Inc. at [hello@homeward.com](mailto:hello@homeward.com) and requesting such revocation.** Homeward Companies may continue to share certain Buyer information or contact Buyer as permitted by applicable law, even if Buyer revokes their consent as described in this paragraph (e.g., Homeward Mortgage may communicate with Seller and its affiliates about the status of Buyer's prequalification and any other information Homeward

Mortgage receives from Buyer in connection with such prequalification). Buyer also understands that Buyer is not required to use or purchase any of the products or services offered by an affiliate of Seller as a condition of conducting business with the Seller.

## **Buyer's Consents and Authorizations**

**Initial Here: \_\_\_\_\_ Privacy Choices About Affiliate Information Sharing and Use:** By providing their initials, Buyer is expressly authorizing Seller and Homeward Mortgage to share all of Buyer's personal and financial information with each other in connection with the prequalification process and to be able to market additional products and services to Buyer. See the Privacy Choices About Affiliate Information Sharing and Use section above for information about this authorization.

**Initial Here: \_\_\_\_\_ Communication Authorization:** By providing their initials, Buyer is expressly authorizing Homeward Mortgage to contact Buyer at the phone number(s) and email address below. See the Communication Authorization section above for information about this authorization.

Buyer's Phone Number (Landline): \_\_\_\_\_

Buyer's Phone Number (Mobile Device): \_\_\_\_\_

Buyer's Email Address: \_\_\_\_\_

**Buyer's Signature:** \_\_\_\_\_

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

**Buyer's Signature:** \_\_\_\_\_

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

## Affiliated Business Arrangement Disclosure Statement

From: Purchasing Fund 2025-1, LLC (“Seller”)

This is to give you notice that Seller has a business relationship with Homeward Title 2, LLC. Homeward, Inc. (i) owns, directly or indirectly, 100% of Seller, and (ii) owns 100% of Homeward Title Holdings, LLC, which owns 100% of Homeward Title 2, LLC. Because of these relationships, choosing to work with Homeward Title 2, LLC may provide Seller and/or Homeward, Inc. a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed provider(s) as a condition for settlement of your loan on or purchase, sale, or refinance of your new or current home. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

<b>Homeward Title 2, LLC (Florida)</b>	
Description of Services	Range of Charges
Owner’s Title Policy	Policy Premium: \$500 to \$5,000 (depends on the amount of insurance being purchased)
Loan Title Policy	Policy Premium: \$350 to \$1400 (when bundled with an Owner’s title policy)
Title Services & Closing Fees	\$250 - \$1000
Title Endorsements	\$50 - \$250
Title Search	\$100 - 300
Courier/Mail	\$25 - \$100
Wire Fee	\$25 - \$100
Lien Searches	\$100 - \$400
E-recording Charges	\$5.00 - \$10.00 per document

By signing below, I/we acknowledge I/we have read this disclosure form and understand that Seller is referring me/us to purchase the above-described settlement service(s) and may receive a financial or other benefit as the result of this referral.

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Buyer Date

## Affiliated Business Arrangement Disclosure Statement

From: Purchasing Fund 2025-1, LLC ("Seller")

This is to give you notice that Seller has a business relationship with Homeward Mortgage LLC. Homeward, Inc. (i) owns, directly or indirectly, 100% of Seller and (ii) owns 100% of Homeward Mortgage LLC. Because of these relationships, choosing to work with Homeward Mortgage LLC may provide Seller and/or Homeward, Inc. a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed provider(s) as a condition for settlement of your loan on or purchase, sale, or refinance of your new or current home. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

<b>Homeward Mortgage LLC</b>	
<b>Description of Services</b>	<b>Range of Charges</b>
Loan origination fee	\$415 - \$1999
Third-party fees	\$35 - \$200 (credit report, flood cert)
Appraisal	\$500 - \$1,200

*Homeward Mortgage LLC is compensated between 1.5% - 3.5% of the loan amount by its wholesale and correspondent lending partners.*

By signing below, I/we acknowledge I/we have read this disclosure form and understand that Seller is referring me/us to purchase the above-described settlement service(s) and may receive a financial or other benefit as the result of this referral.

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Buyer Date