

Over the Rainbow Enterprises, Inc. – Residential Property Info Sheet

Date: _____ (Talked to Seller or Visited Property)

First Name: _____ Last Name: _____

Property Address: _____

City: _____ State: _____ Zip Code: _____

Best Phone: _____ Alt. Phone: _____ Email: _____

TYPE OF HOME:

Style of Home: *Townhome Ranch Duplex Other:* _____ Year Built: _____

Square Footage: _____ Lot Size: _____ # of Rooms: _____ Levels in home: _____

Subdivision: _____ Model: _____

Bedrooms: _____ Bathrooms: _____ Basement: *YES NO* Finished: *YES NO*

Garage: _____ Appliances Stay?: *YES NO (Refrigerator, Stove/Range, Washer, and Dryer)*

Deck: *YES NO* Patio: *YES NO* Fenced Yard: *YES NO* Sprinkler System: *YES NO*

Security System: *YES NO* Wood Floors: *YES NO* Fireplace: *YES NO* Pool: *YES NO*

Why are you selling: _____ How long have you lived in the home: _____

Is the home vacant? *YES NO* Move out date: _____

Realtor Agreement Structure (If any): *starting date* _____ *ending date* _____

What feed back have you had from showings? _____

Are they flexible sellers? (Are they deal makers): *YES NO MAYBE*

FINANCIAL INFORMATION:

Present/Asking Market Price: \$ _____ How much do you owe on the house? _____

Monthly Payment: \$ _____ 2nd _____ 3rd _____

Last Year Taxes: \$ _____ Other liens _____

Insurance: \$ _____ Are you behind on your payments? _____

Principal, Interest, Taxes, Insurance or PITI (Escrowed in the payment?): *YES NO*

How much do you realistically believe the house to be worth as is? _____

Have you received a notice of default?

Association Fees: \$ _____ (monthly or annually)

Reiclub.com evaluation completed: _____ Value: _____ Low Comparable: _____ High Comp: _____

Note: There are many other sites from which you can obtain a value estimate. Many of these sites require a small fee to provide a reasonably accurate assessment of the value of the home. The best way to find a true value is to complete an appraisal. The second best way is to obtain a CMA (Comparative Market Analysis) from a licensed real estate agent who is on your team. Always consider the long term relationship when collaborating with any professional on your team!!! **ie...pay them ☺**

Has there been a CMA of the property completed? _____ Date: _____ Attached: _____

Have the tax records of the property been printed? _____ Date: _____ Attached: _____

What is the Realistic ARV (After Repaired Value) of the property?: _____ X 0.65 equals: _____

Estimated Repairs from Renatusoft: _____

Subtract estimated repairs from 65% of ARV to get the Target Acquisition Price or TAP: _____

Multiply TAP by 70% to get your Initial offer to the seller: Initial offer: _____

Notes: Ask what they would repair if they had a \$50,000 checkbook for repairs?
