

CERTIFIED PRE-OWNED HOME
RE/MAX Advantage Realty Inc.

Property Address _____

City, State, Zip _____

Attachment _____ to listing agreement dated _____

Attachment _____ to agreement to buy and sell dated _____

The above listed home will be included in the **RE/MAX Advantage Realty Inc.** exclusive marketing program known as the ‘**Certified Pre-Owned Home**’™ program on the condition that it meets the following criteria:

- 1) An inspector who belongs to the American Society of Home Inspectors (ASHI), and who is insured has performed a professional home inspection.
- 2) The Seller has either completed or, hired the appropriate licensed professional to correct or resolve all immediate repair items listed on the Summary Report.
- 3) The Seller has had the heating system cleaned and serviced as needed, and certified safe, by a licensed and insured heating contractor.
- 4) The Seller has had the roof checked, repaired if necessary, and has obtained a ‘five year roof cert’ from a licensed and insured roofing contractor.
- 5) The Seller has agreed to purchase a one-year home warranty at closing which shall include optional coverage for a well pump, and central A/C, if applicable.

The Seller will pay all contractors and professionals when service is performed. Full copies of all inspections, and repair invoices, will be provided to the Buyer at closing. The Buyer shall still have all inspection options as outlined in paragraph 10 of the contract to buy and sell between the Buyer and Seller.

RE/MAX Advantage may refer certain professionals and/or contractors to the Seller to assist the Seller in achieving the designation of ‘Certified Pre-owned Home’. All parties hereby acknowledge that RE/MAX Advantage and its Brokers have no liability as to the accuracy or efficiency of the work performed by these professionals and/or contractors.

Seller _____ date _____

Seller _____ date _____

Buyer _____ date _____

Buyer _____ date _____

Listing Agent _____ date _____

Selling Agent _____ date _____

The Colorado Real Estate Commission has not approved this form. It has been prepared by legal counsel for RE/MAX Advantage Realty, Inc.