



## M2019-143 / Mr. Bronx Residence at The Citrus Hills / Dr. Derick Neumann / Mr. Billy Bronx

Real Estate Transaction Checklist

Incomplete

Inspection score	Failed items	Created actions
<b>100.00%</b>	<b>0</b>	<b>0</b>
Document Number <b>M2019-143</b>		
Conducted on <input type="checkbox"/> 2nd Aug, 2019 <input type="checkbox"/> 1:00 PM +08		
Prepared by <b>Sabrina Lynch</b>		
Property Name <b>Mr. Bronx Residence at The Citrus Hills</b>		
Location <b>121 E Glassboro Ct, Hernando, FL 34442, USA</b>		
Buyer <b>Dr. Derick Neumann</b>		
Seller <b>Mr. Billy Bronx</b>		
MLS Number <b>48829905</b>		

Schedule of Contractual Requirements

Requirement & Deadline

Requirement & Deadline 1

Requirements Signing of Contract of Agreement between Buyer and Broker
Deadline 📅 12th Jun, 2019 ⌚ 9:02 AM +08

Requirement & Deadline 2

Requirements Property Viewing by Buyer
Deadline 📅 19th Jun, 2019 ⌚ 2:00 PM +08

Requirement & Deadline 3

Requirements Submission of Letter of Intent by the Buyer
Deadline 📅 28th Jun, 2019 ⌚ 11:30 AM +08

Requirement & Deadline 4

Requirements Acceptance of Property Owner
Deadline 📅 2nd Jul, 2019 ⌚ 10:00 AM +08

Requirement & Deadline 5

Requirements Deposit of Earnest Money by Buyer
Deadline 📅 8th Jul, 2019 ⌚ 1:30 PM +08

Requirement & Deadline 6

Requirements Submission of Certified True Copy of Transfer Certificate of Title
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Deadline

📅 10th Jul, 2019 ⌚ 11:00 AM +08

### Requirement & Deadline 7

Requirements

Submission of Certified True Copy of Tax Declaration

Deadline

📅 10th Jul, 2019 ⌚ 11:00 AM +08

### Requirement & Deadline 8

Requirements

Submission of Real Estate Tax Clearance for Current Year

Deadline

📅 11th Jul, 2019 ⌚ 3:00 PM +08

### Requirement & Deadline 9

Requirements

Submission of Certificate Authorizing Registration

Deadline

📅 11th Jul, 2019 ⌚ 3:00 PM +08

### Requirement & Deadline 10

Requirements

Submission of Original Real Estate Tax Receipts – Current Year

Deadline

📅 11th Jul, 2019 ⌚ 3:30 PM +08

### Requirement & Deadline 11

Requirements

Submission of Lot Plan

Deadline

📅 11th Jul, 2019 ⌚ 3:30 PM +08

### Requirement & Deadline 12

Requirements

Drafting of Deed of Sale

Deadline

📅 12th Jul, 2019 ⌚ 10:00 AM +08

### Requirement & Deadline 13

Requirements

Review of Deed of Sale

Deadline

📅 16th Jul, 2019 ⌚ 10:00 AM +08

#### Requirement & Deadline 14

Requirements

Deed of Sale Signed by Both Parties

Deadline

📅 19th Jul, 2019 ⌚ 7:00 PM +08

#### Requirement & Deadline 15

Requirements

Deed of Sale Notarized

Deadline

📅 22nd Jul, 2019 ⌚ 9:30 AM +08

#### Requirement & Deadline 16

Requirements

Buyer Obtains New Tax Declaration

Deadline

📅 2nd Aug, 2019 ⌚ 9:11 AM +08

#### Requirement & Deadline 17

Requirements

Obtain all legal documents from the local Register of Deeds

Deadline

📅 24th Jul, 2019 ⌚ 1:00 PM +08

#### Requirement & Deadline 18

Requirements

Turnover of Original Copies of Transfer Certificate of Title, Tax Clearance, and Tax Declaration

Deadline

📅 7th Aug, 2019 ⌚ 4:00 PM +08

#### Requirement & Deadline 19

Requirements

Full Payment

Deadline

📅 14th Aug, 2019 ⌚ 2:00 PM +08

## Requirement & Deadline 20

Requirements Issuance of New Tax Declaration
Deadline 📅 26th Aug, 2019 ⌚ 11:00 AM +08

### Opening

Listing Agreement	Yes
Buyer's Pre-Qualification	Yes
Purchase Agreement and Attached Forms	Yes
Seller Counter Offer	Yes
Buyer Counter Offer	Yes
MLS Sheet- Full Agent Sheet	Yes
Receipt of Initial Deposit	Yes
FHA/VA Amendatory Clause	Yes
Wire Fraud Advisory	Yes

### Disclosures and Reports

Choose YES if the process/document has been accomplished already; NO if not yet completed; and N/A if the process/document is not necessary.	
Agency Disclosure Report	Yes
Natural Hazard Disclosure Report	Yes
Natural Hazard Disclosure Statement	Yes
Real Estate Transfer Disclosure	Yes
Residential Earthquake Hazards Report Signature Page (if applicable)	N/A
Seller's Questionnaire (SPQ)	Yes
Affiliated Business Disclosure Statement	Yes
Statewide Buyer and Seller Addendum (optional)	Yes
Water Conserving Plumbing Fixtures and Carbon Monoxide	Yes

### Inspections, Reports, Clearances, and Repairs

Choose YES if the process/document has been accomplished already; NO if not yet completed; and N/A if the process/document is not necessary.
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Contingency Removal (when applicable)	Yes
Property Inspection Report	Yes
Buyer's Request for Repairs	Yes
Seller's Reply to Request for Repairs	Yes
Physical Inspection Waiver	Yes
Termite Inspection	Yes
Termite Completion (if applicable)	Yes

### Escrow Company

Escrow Company Citrus Escrow Services
Address 4400 McDonald Avenue, Orlando, FL, 32803
Escrow Officer Jonah Keating
Date Schedules for Close of Escrow 📅 30th Aug, 2019 ⌚ 11:30 AM +08

### Signatures

#### Buyer

##### Buyer 1

Buyer's Name and Signature Derick Neumann
Signing Date 📅 27th Aug, 2019 ⌚ 8:00 PM +08
Contact Details 843-494-3596

#### Buyer's Agent

Name and Signature Bessie T. Smith
Signing Date 📅 27th Aug, 2019 ⌚ 10:00 AM +08
License Number Unanswered

Contact Details

920-139-2436

### Buyer's Attorney

Name and Signature

Jerry E. Green

Signing Date

📅 28th Aug, 2019 ⌚ 2:30 PM +08

License Number

0313956

Contact Details

843-011-2654

### Seller's Agent

Name and Signature

Sabrina Lynch

Signing Date

📅 26th Aug, 2019 ⌚ 4:00 PM +08

Contact Details

791-902-1376

### Seller's Attorney

Name and Signature

Elizabeth J. Scott

Signing Date

📅 26th Aug, 2019 ⌚ 10:30 AM +08

Contact Details

453-216-6190