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LUND ROSS, P.A.

Law Firm

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**SALE OF RESIDENCE
QUESTIONNAIRE**

Thank you for choosing Lund Ross, P.A. Law Firm to assist you in your real estate needs. Please complete this Real Estate Questionnaire. When you have completed this form, please return it to our office. We rely upon the information you provide us to be accurate and complete in all respects. If the information is not accurate and complete, the recommendations we make may not be appropriate for your situation.

PERSONAL INFORMATION

SELLER(S)

1. **Seller (1) Name and Information:**

Name (First, Middle, Last): _____

Street Address _____ Apt _____ County _____

City _____ State _____ Zip _____

Email Address: _____

Telephone: _____ Cell Phone Number: _____

Social Security Number: _____

2. **Seller (2) Name and Information:**

Name (First, Middle, Last): _____

Street Address _____ Apt _____ County _____

City _____ State _____ Zip _____

Email Address: _____

Telephone: _____ Cell Phone Number: _____

Social Security Number: _____

PURCHASER(S)

1. **Purchaser (1) Name and Information:**

Name (First, Middle, Last): _____

Street Address _____ Apt _____ County _____

City _____ State _____ Zip _____

Email Address: _____

Telephone: _____ Cell Phone Number: _____

Social Security Number: _____

2. **Purchaser (2) Name and Information:**

Name (First, Middle, Last): _____

Street Address _____ Apt _____ County _____

City _____ State _____ Zip _____

Email Address: _____

Telephone: _____ Cell Phone Number: _____

Social Security Number: _____

PROPERTY INFORMATION

Street Address _____ County _____

City _____ State _____ Zip _____

Legal Description:

Personal Property **Included** in Sale:

Please note:

Remember to note on the sales agreement any items that are leased and not included with the sale of the property.

Personal Property **Not Included** in Sale:

Encumbrances:

Please list any mortgages, lines-of-credit, easements liens, unpaid taxes, claims against the property, you are aware of. Please also include the value or amount of those encumbrances.

Documents:

Please provide the following to the Attorney, so they may prepare your real estate sales contract correctly.

- Abstract for homestead
- Current Real Estate Tax bill
- Copies of any Judgments against the property
- Copies of any leases (If Property is Rented)
- Copy of Neighborhood Covenants
- Copy of Common Interest Community documents
- Copy of any Condominium Association documents
- Copy of any Deed Restrictions on the property
- Copy of any Association Fees on the property
- Copy of any Disclosures provided to you, when you purchased the property
- Trust Documents (if this property is in a trust)
- Trust Information (If you are a Trustee in this sale)
- List of any liens against the property
- List of any special assessments against the property
- List of any pending special assessments you are aware of?
- List of any easements, you are aware of, against the property.
- Copy of mortgage or promissory notes
- Copy of Contract for Deed paperwork

The following may have to be included with the sale of your home:

- Wetlands, Shoreland and Flood Plain Disclosure
- Contingent on Sale or Purchase of another home
- Lead Paint Disclosure (constructed prior to 1978)
- Disclosure of Sewage Treatment System
- Condition of Property
- Addendum for Survey, Appraisal, Development Evaluation and Archeological/Historical Survey

- Buyer Home Inspection Contingency
- Well Disclosure Statement
- Methamphetamine Disclosure Statement
- Radon Disclosure
- Addendum to Purchase Agreement, Title Issues
- Addendum to Purchase Agreement, Tenants and Parties in Possession
- Addendum to Purchase Agreement CIC (Common Interest Community)

What Title Company have you chosen to prepare the Title?

Name: _____

Address: _____

City: _____ State: MN Zip: _____

Contact Person: _____

Telephone: _____ Email: _____

Who holds the Mortgage on your property?

Name: _____

Address: _____

City: _____ State: MN Zip: _____

Contact Person: _____

Telephone: _____ Email: _____

Mortgage or Account Number: _____

Who holds the Mortgage on your property (second, if applicable)?

Name: _____

Address: _____

City: _____ State: MN Zip: _____

Contact Person: _____

Telephone: _____ Email: _____

Mortgage or Account Number: _____

Date of Closing: _____

Agreed upon sale/purchase price for the home: _____

Will Buyer be paying cash? _____ If yes, how much? _____

Will Buyer be obtaining financing from a bank? _____ If yes, how much? _____

Is the agreement to purchase the home contingent on Buyer being able to obtain financing? _____

Is the agreement to purchase the home contingent on Buyer conducting an inspection of the home? _____

If the agreement to purchase the home contingent on Buyer being able to sell his/her current home? _____

Will Buyer be required to pay earnest money (e.g. down payment) before closing? _____

SPECIAL INSTRUCTIONS:

Please list any special instructions you wish to include in your purchase agreement.

Please return this completed form to:
Lund Ross, P.A.
15 6th Ave. N.
St. Cloud, MN 56303
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Fax: (320) 259-4061
info@lundrosslaw.com