



Thank you for your interest in a property from Invest NWI*. Below is a brief outline of the steps from viewing the property to signing the purchase agreement to the closing in a few days/weeks when you will get possession of your property. Please contact us if you have any questions. We're happy to help any way we can through this process.

Viewing Properties

1. When a property is sent out, you will have 3-4 days to view the property. You may view it as many times as you want. **Please DO NOT pull up carpet or physically damage the property. Turn off all faucets & lights and lock all doors when you are done.** If you open something, close it. Return thermostat to set temperature.
2. If you are a new buyer, you need to submit proof of funds and return this form signed prior to viewing.
3. Returning buyers can contact us for the access code.
4. Agents can contact us for the access code to show their buyer. Please go with your buyer.
5. After viewing the property, please give us feedback. This helps us find you the perfect house.

Submitting Offers

1. Email your completed offer to houses@investnwi.com. Offers need to include buyer's name, price and any escalation clauses, type of financing, and any other requests.
2. If your agent contacted Invest NWI for access, we will pay the agent's broker a 2% referral fee. Referral fees are not paid to agents who are buying the property. The agent's info must be on the purchase agreement for the referral fee to be paid.
3. Offers are due by the deadline stated for the property.
4. Consider it highest and best. We do not have time to go back to the 6-8 offers we get on each property to get your best number.
5. We do our best to contact everyone who submitted an offer. If we don't reach out, assume you did not have the best offer.

Highest Offer & Closing Process

1. We will submit the purchase agreement to the title company
2. Please wire or drop off (cashier's checks only) earnest money to title company within 2 business days of accepted offer. **Earnest money is \$2,500. NO EXCEPTIONS.**
3. Title Search has already been completed but will be updated with your info
4. If purchasing in an entity, submit proper documents to the title company

5. If using hard money, please inform the title company and give them the contact person's name and number for your loan
6. Closing date is scheduled with the title company
7. Preliminary financial documents are prepared for review (Called an ALTA)
8. Before closing: Schedule Nipsco turn on and Insurance
9. At Closing: Bring valid state photo ID and all Power of Attorney and entity documents if needed.
10. All Closing Funds need to be wired to the title company the day prior to closing. They will not accept a cashier's check for funds over \$10,000.
11. After Closing: switch water into your name
12. Leave a 5-star review on Invest NWI's Facebook page (@invest219)

Greater Indiana Title Main Office

8700 Broadway Suite B

Merrillville, IN 46410

(219) 641-6300

Invest NWI

Adrien (219) 237-9088

*Invest NWI is a brand of Region Home Buyers, LLC. Region Home Buyers LLC or NWI Homes LLC is the titled owner (at time of closing) to the property you are purchasing.



Acknowledgement Form

Unless otherwise stated:

- 1- All sales are CASH only
- 2- All sales are AS-IS and no repairs will be made
- 3- Buyers will need to submit proof of funds prior to viewing
- 4- A 2% referral fee will be paid to agents who bring buyers
 - The agent must contact us for the showing. If the buyer contacts us first, we will NOT pay a referral fee
 - The fee is waived for agents who purchase the property
- 5- The selected offer must submit \$2,500 NON-REFUNDABLE earnest money to the title company within 2 business days of the offer is void.
- 6- The closing will be within 7-10 calendar days of the accepted offer.

The properties being sold need repairs and updating. There may be unsafe conditions such as mold, poor decks or steps, broken windows, uneven/cracked walkways, exposed electrical, soft roof decking, animals and their by-products, and other unsafe conditions. Although we do our best to minimize the hazards, there is risk that they are still there. By signing this form, you acknowledge that certain risks may be present when you view the property and will not hold Invest NWI or associated entities liable for any injury that may occur.

Name

Date