



MCGRATH LAW OFFICE P.C.

ATTORNEYS
MARK MCGRATH
PAT MCGRATH
ASSOCIATE ATTORNEY
GRANT SCHRICKER
OF COUNSEL
LES VICARY
RETIRED
THOMAS E. DAVIES

FOR SALE BY OWNER CONTRACT INFORMATION

PLEASE FILL IN ALL INFORMATION AND RETURN THIS FORM TO MCGRATH LAW OFFICE,
P.C. FOR QUESTIONS CALL OUR REAL ESTATE DEPARTMENT AT 309-359-3461.

1. SELLER INFORMATION:

Seller # 1

Full Legal Name _____ Cell: _____
Work Ph#: _____ Home Ph#: _____
E-mail address: _____ SSN: _____
Complete Mailing Address: _____ P.O. Box: _____
Marital Status: _____

Seller # 2

Full Legal Name _____ Cell: _____
Work Ph#: _____ Home Ph#: _____
E-mail address: _____ SSN: _____
Complete Mailing Address: _____ P.O. Box: _____
Marital Status: _____

Anyone else own? _____
Forwarding Address (if known): _____
Existing Mortgage Co. _____ Phone: _____
Loan Number: _____ Fax: _____

PLEASE REPLY TO:

MACKINAW OFFICE • 113 S. MAIN ST., P.O. BOX 139 MACKINAW, IL 61755 • PHONE: 309-359-3461
MORTON OFFICE • 1600 S. FOURTH AVE., SUITE 137 MORTON, IL 61550 • PHONE: 309-266-6211
EMAIL: EMAIL@MCGRATHPC.COM • WEB: WWW.MCGRATHPC.COM

2. **BUYER'S INFORMATION:**

Buyer # 1

Full Legal Name _____ Cell: _____

Work Ph#: _____ Home Ph#: _____

E-mail address: _____ SSN: _____

Complete Mailing Address: _____ P.O. Box: _____

Marital Status: _____

Buyer # 2

Full Legal Name _____ Cell: _____

Work Ph#: _____ Home Ph#: _____

E-mail address: _____ SSN: _____

Complete Mailing Address: _____ P.O. Box: _____

Marital Status: _____

Taking Title: Solely Tenants in Common Joint Tenants Tenants by the Entirety

Buyer's Attorney _____

Address: _____ Fax: _____

Phone: _____ E-mail address: _____

Realtor Name: _____

Address: _____ Fax: _____

Phone: _____ E-mail address: _____

Lender Name _____

Address: _____ Fax: _____

Loan Officer/Contact Person: _____

Phone: _____ E-mail address: _____

YOU MUST HAVE A PRE-APPROVAL LETTER FROM BUYER'S LENDER. PLEASE ATTACH A COPY. IT IS OUR RECOMMENDATION THAT IF THE BUYER DOES NOT HAVE A PRE-APPROVAL LETTER THAT YOU SHOULD NOT ACCEPT AN OFFER. IT IS A RISK WHICH COULD RESULT IN A WASTE OF TIME AND ADDITIONAL COSTS IN ATTORNEY'S FEES.

3. **DETAILS ON TERMS OF SALE:**

- a. Property address being purchased _____
- b. Has this property been the Seller's principal residence for the last 2 years? _____
- c. Property Tax I.D. # _____
- d. Purchase Price: \$ _____ Earnest money: \$ _____ Given to Seller or Escrow _____

(IF earnest money will be in escrow: Make check payable to McGrath Law Office, P.C. Real Estate Account)

- e. Date of closing & possession (try to allow at least 45 days): _____
- f. Is there a septic system? YES NO
- g. Is there a well? YES NO
- h. House built prior to 1977? YES NO
- i. Is there a propane tank? YES NO
- j. Is the property being sold "AS IS"? **(IF "AS IS" THERE ARE NO INSPECTIONS)** YES NO
- k. Are you allowing any inspections? YES NO
- l. If you are allowing any inspections, which inspections are you allowing?

Radon

Mold

Septic (required if Tazewell County real estate)

Chimney

Whole Home

Termite

Sewer inspection

Other (describe): _____

- m. List any personal property that is part of the sale: _____

- n. Any other agreements discussed? YES NO. If so, describe _____