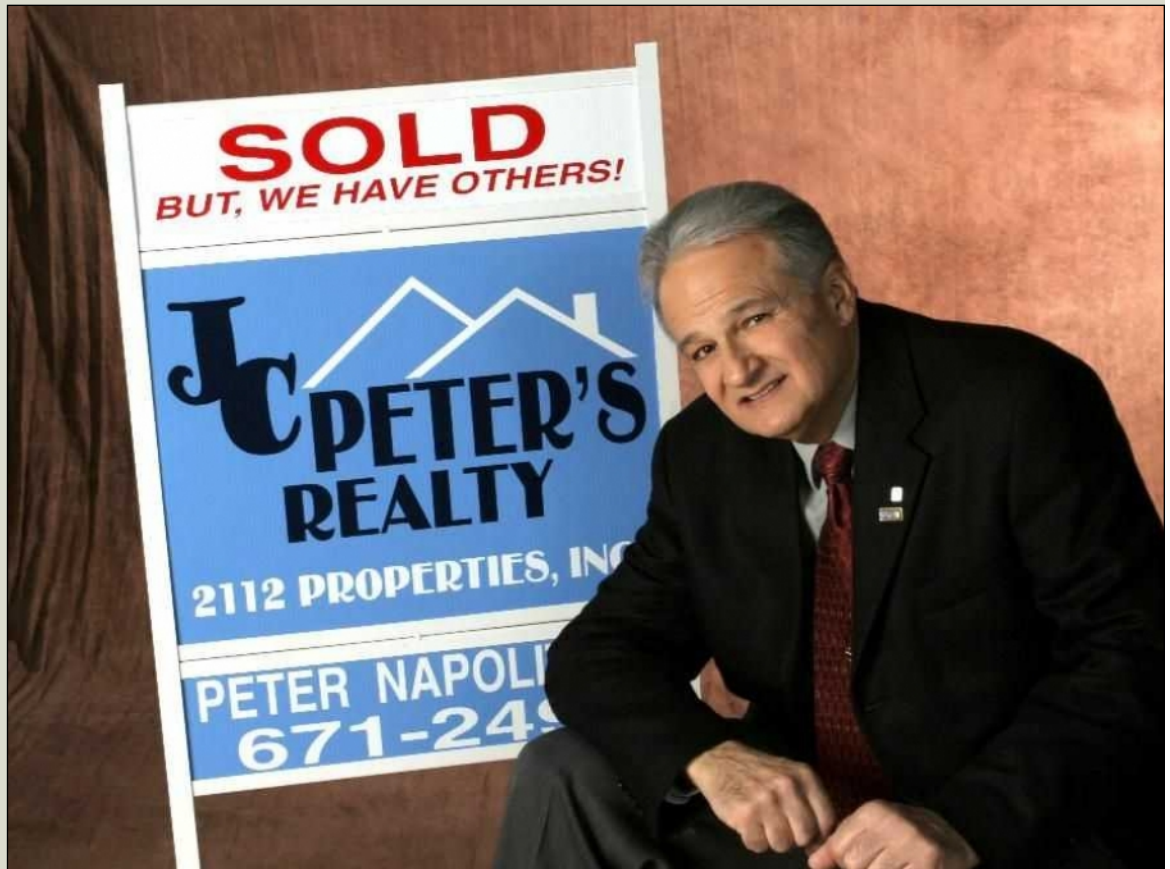
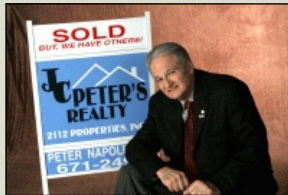


# Always A Quick Response

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[ For Sale ]

JC PETERS REALTY | MONROE COUNTY | NEW YORK |



## Highlights List

- Equal Housing Opportunity...
- \*\*\*\*\*SEE LINKS\*\*\*\*\*
- [www.120bayview.com](http://www.120bayview.com)
- [www.63winsteadroad.com](http://www.63winsteadroad.com)
- [www.78willowendrive.com](http://www.78willowendrive.com)
- [www.889copperkettleroad.com](http://www.889copperkettleroad.com)
- [www.1176bayroad.com](http://www.1176bayroad.com)
- [www.891copperkettleroad.com](http://www.891copperkettleroad.com)

### DISCLOSURES

1. Not Being Qualified For Financing Before Looking: When you look at a house, it is important that you know how much you can comfortably spend on a house. Getting pre-qualified for financing will lock down your price range and help prevent you from being turned down after falling in love with a house. It will also save you the stress of having to look for a house within a few days of conditionally buying a house. In times of fluctuating interest rates it would benefit you to lock in a lower rate. This could save you thousands of dollars in the long run.
  2. Failing To Seek Out The Services Of An Experienced Real Estate Agent: While buyers are entitled to the best real estate service they can find, they are not responsible for paying the agent's fees. The agent is being paid a commission from the seller. It is always best to seek out an experienced real estate agent that can use their information regarding recently listed and sold properties to get the lowest price possible.
  3. Failing To Know Research The Market Before Making Your Offer: Have your agent prepare all the areas used in determining the price and get a copy to look over before you make your offer. This will help ensure that you do not overpay what the house is really worth. In most cases, this is the same type of information that the seller saw when setting the price of their house.
  4. Not Being Informed Of Your Rights & Obligations During Your Offer To Purchase: A real estate contract is a legal document that contains many important details. A small mistake in a contract or clause could end up costing you time and money, or in some cases even void your contract. It is of the utmost importance that you read and understand the contract before signing it.
  5. Not Understanding The Contracting Negotiations: When you make an offer, the seller will have to decide if they want to accept it. Some buyers have been told that the best way to get a good price is to let the seller know that they will walk away if the offer is not accepted. This is a risky strategy. It is better to make a strong offer and negotiate from there. The seller will be able to tell you if the offer is acceptable or not. If the offer is not acceptable, the seller will be able to tell you if the offer is acceptable or not. If the offer is not acceptable, the seller will be able to tell you if the offer is acceptable or not.
  6. Failing To Use Home Inspection Company: Making your house offer often times the most important investment and financial transaction that you will ever make. A home inspection can save you thousands of dollars and unexpected problems down the road. In addition to the inspection, it is often a good idea to request some type of home warranty to cover the electrical appliances that come with the house.
  7. Leaving Your Emotions Cloud Your Judgment: Buying a house is an important and sometimes stressful decision. It is important not to let your emotions get the best of you and cloud your judgment of whether you can really afford to make the payments comfortably, and so on. Be sure not to get so excited that you get in over your head.
- ### SELLER DISCLOSURES
1. Being Obligated To Your Rights & Responsibilities: It is of the utmost importance that you read and understand the details of your real estate contract. These contracts can often be very complex and confusing, and they are legally binding documents. It is important that you know what you are signing and what your responsibilities are.
  2. Not Understanding The Contracting Negotiations: When you make an offer, the seller will have to decide if they want to accept it. Some buyers have been told that the best way to get a good price is to let the seller know that they will walk away if the offer is not accepted. This is a risky strategy. It is better to make a strong offer and negotiate from there. The seller will be able to tell you if the offer is acceptable or not. If the offer is not acceptable, the seller will be able to tell you if the offer is acceptable or not. If the offer is not acceptable, the seller will be able to tell you if the offer is acceptable or not.
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Equal Housing. Information believed to be accurate but is not guaranteed

<http://jcpetersrealty.net>