

DUE DILIGENCE SALE ITEMS

- 1.) Most current boundary survey with topography, tree locations and flood plain area.
- 2.) Most current as-built survey for improvements (buildings, parking, utilities, etc.)
- 3.) A current rent roll acceptable in form to Buyer and certified by Seller to be true and correct as of the date of delivery.
- 4.) All leases pertaining to the property, including any and all modifications, (supplements or amendments thereto).
- 5.) A current inventory of all tangible personal property and fixtures owned by Seller and located on, attached to, or used in connection with the property, certified by the Seller to be true and correct as of the date of delivery.
- 6.) Note(s), Deed(s) of Trust and other loan documents pertaining to loan(s) assumed or taken subject to.
- 7.) All service, maintenance, management, or other contracts relating to the ownership and operation of the property.
- 8.) All warranties and guaranties relating to the Property, or any part thereof, or to the tangible personal properties and fixtures owned by Seller and located on attached to, or used in connection with the Property.
- 9.) All fire, hazard, liability, and other insurance policies held by Seller on the Property.
- 10.) All of the most recent real estate and personal property tax statements with respect Co. to the Property.
- 11.) All leasing or other commission agreements with respect to the Property that might be assumed by Buyer upon purchase.
- 12.) All environmental, structural, and mechanical evaluations, reports or studies performed on the property in the past twenty-four months.
- 13.) The "as built" plans and specifications with respect to the Property, if available.

- 14.) Information on utility and repair expenses incurred by Seller for operation of the Property for each month for the preceding two years.
- 15) Other _____