

REMAX ONE SALES FILE CHECKLIST

1-4 RESIDENTIAL UNITS



All documents marked in red are **mandatory** to complete your file.

AGENT NAME: _____

PROPERTY ADDRESS: _____

LISTING AGREEMENT

- All documents that auto populate with Listing Agreement (AD-S, RLA, MLSA, BCA, SA, CCPA-S)
- Authorization to Exclude from MLS (SELM)
- Disclosure Information Advisory (DIA)
- Realtor Acknowledgement and Disclosure (RAD), *If Applicable*

SALES DOCUMENTS

- Buyer/Broker Compensation Agreement, **if representing buyer** (BRBC)
- All documents that auto populate with Purchase Agreement (AD-B, RPA, BIA, PRBS, FHDA, BHIA, WFA, CCPA-B) **BHIA and BIA only needed if representing the buyer.**
- Seller Counter/Multiple Counter Offers (SCO/SMCO)
- Buyer Counter Offers (BCO)
- REMAX One Affiliated Business - **Must be signed with the RPA**
- REMAX One Addendum - **Must be signed with the RPA**
- Local Area Disclosure Prepared by the Local Board of Realtors
- Statewide Buyer and Seller Advisory (SBSA)
- All documents included in the Escrow Opening Package (EI, CI, Receipts for Deposit, EHA)
- Seller Property Questionnaire (SPQ)
- Agent Visual Inspection Disclosure (AVID-L, AVID-S)
- Transfer Disclosure Statement (TDS)
- Exempt Seller Disclosure, **if exempt from providing TDS** (ESD)
- Water Heater and Smoke Detector Statement of Compliance, **only if TDS exempt** (WHSD)
- Water Conserving Plumbing Fixtures and Carbon Monoxide Detector Notice (WCMD)
- NHD report and executed Signature Page
- Fire hardening and Defensible Space Advisory and Disclosure (FHDS)
If located in a severe or high fire zone.
- Earthquake Disclosure and EQ Book Receipt, **Built Prior to 1960**
- Lead Paint Disclosure, **Built Prior to 1978** (LPD)
- Request for Repairs and Response to the Requests for Repairs (RR/RRRR)
- Contingency Removal (CR)
- Contingency For the Sale of Buyer's Property (COP)
- Seller's Purchase of Replacement Property (SPRP)
- Market Condition Advisory (MCA)
- Verification of Property (VP)
- All documents included in Escrow Closing Package (FIRPTA, Closing Statement, Amendments)
- Sales Report, CDA, Copy of Checks
- Home Inspection Report, **and all other inspection reports**
- Representative Capacity Signature Disclosure, **If not completed on the RPA** (RCSD)
- Trust Advisory (TA)
- Misc. Addenda (ADM)
- Solar Advisory and Questionnaire, **if property has a solar energy system** (SOLAR)
- Non-Standard Forms Advisory (NSF)
- Probate Advisory (PA)
- Any Additional CAR forms used in the transaction and not listed above.
- Buyer/Financial Personal Information, **if representing buyer** (BFPI)
- Buyer's Inspection Waiver, **if representing buyer** (BIW)
- Termite Report, and completion report if any
- General Inspection Report - **Include all reports for any inspections performed.**