

Buyers Introduction Letter

For Service Contractors



THANK YOU VERY MUCH FOR CHOOSING **CSFP Potter Partners Real Estate AS YOUR REAL ESTATE COMPANY. WE ALWAYS STRIVE TO GIVE THE BEST SERVICE TO OUR CLIENTS AND CUSTOMERS.**

AS WE PROCEED THROUGH YOUR REAL ESTATE PURCHASE, YOU WILL BE USING EXPERTS IN OTHER FIELDS. WE NEED YOU TO KNOW THAT WE CAN NOT RECOMMEND THE EXPERTS THAT YOU WILL BE USING. TO DO SO WOULD MAKE The Potter Partners LIABLE FOR THEIR ACTIONS. WE THEREFORE WILL GIVE YOU NAMES OF PROFESSIONALS IN THE VARIOUS AREAS OF EXPERTISE. YOU ARE NOT LIMITED BY THESE NAMES BUT MAY HIRE ANY PROFESSIONAL OF YOUR CHOICE. MAKE SURE YOU ARE SATISFIED WITH THE CREDENTIALS AND COMPETENCE OF THE INSPECTOR YOU CHOOSE. YOU MUST ATTEND ALL INSPECTIONS. IF YOU ARE NOT AVAILABLE AT THE SCHEDULED TIME, THE INSPECTION WILL BE CANCELLED.

LENDERS— We will help you shop interest rates and lenders. You will make the final choice of a lender.

1. Sharon Walker – Community Banks 719-548-5148 sharon.walker@cobnks.com
2. Lisa Rushmer CB&T Mortgage 719-785-7110
3. Dustin Sidwell Fairway Mortgage Mobile: (719) 321-7928
4. Jennifer Sylva – Pivot Lending Group 303-952-1568 jsylva@pivotlending.com

PROPERTY INSPECTORS — There are no licensing requirements for inspectors in Colorado. However, most inspectors acquire their education from various professional organizations. Ask about qualification and insurance. The following is just a sampling of some of the inspections you might need: Most inspectors will do radon and asbestos testing. They may or may not do testing for lead-based paint. Bentonite soil should be a consideration. Mold could be a problem and all inspectors are not competent to inspect for mold. A structural engineer would probably be best for structural integrity.

1. John Hesch Rocky Mountain Inspections 719-650-1238
2. Peter Robberson Welcome Home Inspections 719-622-8808
3. PremierOne Home Inspections Eric Fedastion 719-310-8434
4. Ampro Inspections 719-581-7227

ATTORNEYS — We are not allowed to give you legal advice and we always recommend that

you seek legal counsel for the transaction and the inspection of your evidence of title. The only caution we might give you here is that you should choose an attorney who understands real estate (some specialize in real estate). We will work with your attorney throughout the transaction.

1. Brenda Bartels - Hanes Schultz LLC - 719- 260-7900
- 2.. Damian Cox 303-688-1550
3. Henry Eastland 719-578-0035

SURVEYORS — If you are financing the property, the title insurance company may require an IMPROVEMENT LOCATION CERTIFICATE. This is not a staked survey, does not guarantee the location of the lot lines and may not be used for fencing or add-ons to improvements. If you contemplate improvements or want to know the exact property lines, it might be best to apply the cost of the Improvement Location Certificate to the cost of a staked survey. You may work with the title company if you have a preference of surveyors.

1. Alessi & Asso. 719-540-8832

WELL AND SEPTIC OR SEWER LINE INSPECTION — Discuss with the inspector whether the inspection will be surface or subsurface. What is involved in the inspection and the inspector's qualifications?

1. Arrowhead Septic Only- 719-576-7707
2. Arrow Drain Cleaning and Sewer line Scope – Jeff 719-651-8072
3. Mainline Services Sewer line Scope - 719-290-0771

TITLE INSURANCE CO. — The Seller will furnish to you, a title insurance policy insuring you against defects in title, with exceptions. If you finance your purchase, you must furnish to the lender, a mortgagee (lender) title insurance policy. You may purchase this policy from any title company that you choose. However, if you use the same title company that writes you policy it will cost a fraction of the cost that if you use a different title company.

Title Insurance Co. Cont. –

1. United Title Co. 719- 633-1499
2. Land Title Guarantee Co. 719-576-
3. Fidelity National Title Co. 719-640-9454
4. Empire Title 719-884-5300

Potter Partners Real Estate WILL SHOW YOU ANY PROPERTY IN ANY AREA IN METROPOLIAN COLORADO SPRINGS WITHIN YOUR PRICE RANGE. WE CAN ALSO SHOW YOU PROPERTY IN OTHER AREAS OF COLORADO BY AGREEMENT BETWEEN US. IF YOU KNOW THE NEIGHBORHOOD OR AREA YOU LIKE TO LIVE, WE CAN, WITH YOUR

INSTRUCTIONS, LIMIT OUR SEARCH TO SPECIFIC AREAS.

IT SEEMS THAT ALL AREAS HAVE CRIME. WE CAN NOT KNOW HOW MUCH CRIME IS TOO MUCH CRIME FOR YOU. THE POLICE DEPARTMENT HAS STATISTICS ON CRIME RATES IN THE VARIOUS AREAS.

THERE IS A FEDERAL LAW CALLED "MEGAN'S LAW" MEGAN WAS A SMALL CHILD WHO WAS MOLESTED AND MURDERED BY A CONVICTED AND RELEASED SEX OFFENDER WHO RESIDED IN HER NEIGHBORHOOD. ONCE YOU LOCATE PROPERTY, YOU MAY WANT TO CHECK THIS THROUGH THE LOCAL JURISDICTIONS WHO ARE REQUIRED TO KEEP LISTS OF THESE PEOPLE WHEN RELEASED AND WHERE THEY RESIDE.

THANK YOU FOR YOUR PATIENCE IN READING THIS. THE PURCHASE OF REAL ESTATE IS A VERY IMPORTANT INVESTMENT AND WE THINK THE ABOVE ARE SOME OF THE THINGS YOU SHOULD CONSIDER.

CSFP Potter Partners Real Estate

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BUYER

The Potter Partners

Janelle and Mark Potter

719-337-9121 719-331-4824