



**T. Spence**  
President

**Worldwide Real Estate**



# **WINDSOR Global Capital Corp**

## **Real Estate Investment Services**

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### **Universal Real Estate Seller Profile Agreement Residential**

**Sign Full Name:** \_\_\_\_\_ **Date**

**Print Full Name:** \_\_\_\_\_

**Office/ Cell: #** \_\_\_\_\_

**Client Print Email:** \_\_\_\_\_

**Owner 100% Ready To Sell Properties: Yes** \_\_\_\_\_ **No** \_\_\_\_\_

**Principal Owner: Yes** \_\_\_\_\_ **No** \_\_\_\_\_

**Representative Owner: Yes** \_\_\_\_\_ **No** \_\_\_\_\_

**Owner Mandate: Yes** \_\_\_\_\_ **No** \_\_\_\_\_

**Broker For Owner: Yes** \_\_\_\_\_ **No** \_\_\_\_\_

**Owners Partner: Yes** \_\_\_\_\_ **No** \_\_\_\_\_

**Residential  
Real Estate Properties  
Seller Information Form**

**Date** \_\_\_\_\_

Please print clearly all information on form

Buyer Contact Name: \_\_\_\_\_ Cell Phone#: \_\_\_\_\_

1. Contact Email or Fax: \_\_\_\_\_

2. Owner Sellers Name: \_\_\_\_\_ Home Phone: \_\_\_\_\_

3. Property Address And Zip Code: \_\_\_\_\_

4. Email: \_\_\_\_\_

5. Website: \_\_\_\_\_ Cell Phone #: \_\_\_\_\_

6. Asking price: \$ \_\_\_\_\_ Fax #: \_\_\_\_\_

7. Cash Offer Price: \$ \_\_\_\_\_ Central Heat: Yes \_\_\_\_\_ No \_\_\_\_\_

8. BPO, Appraisal, Full Value Price: \$ \_\_\_\_\_ Central Air Condition: Yes \_\_\_\_\_ No \_\_\_\_\_

9. Last Price Paid For: \$ \_\_\_\_\_ Tenants in house? Yes \_\_\_\_\_ No \_\_\_\_\_

10. Estimate of Equity: \$ \_\_\_\_\_

11. Are there any liens or judgments on the property ? Yes \_\_\_\_\_ No \_\_\_\_\_ or amount due: \$ \_\_\_\_\_

12. Is title and deed in company's name? No \_\_\_ Yes\_\_\_ If Yes, Company Name: \_\_\_\_\_

13. Total Floors \_\_\_\_\_ Total rooms \_\_\_\_\_ Total Bedrooms \_\_\_\_\_

14. Can I see All Rooms? Yes \_\_\_\_\_ No \_\_\_\_\_ If not, why? \_\_\_\_\_

15. Total Bathrooms \_\_\_\_\_ Heating system: Oil \_\_\_\_\_ Gas \_\_\_\_\_ Electrical \_\_\_\_\_

16. Fireplaces: Yes \_\_\_\_\_ No \_\_\_\_\_ Total: \_\_\_\_\_ Water front: Yes \_\_\_\_\_ No \_\_\_\_\_

17. Total Kitchens? : \_\_\_\_\_ Total Meters? : \_\_\_\_\_ Special Features? : \_\_\_\_\_

18. Is the house or building in need of repairs? No \_\_\_\_\_ Yes \_\_\_\_\_

\* \* \* \* 19. Describe Repair condition: 1.Poor \_\_\_\_\_ 2. Fair \_\_\_\_\_ 3 Good \_\_\_\_\_ 4. Excellent \_\_\_\_\_

20. What needs to be fixed? Explain. \_\_\_\_\_

21. Rehab Estimate: \$ \_\_\_\_\_

22. Size (Sq. Ft.): \_\_\_\_\_ Total Vacant Floor Per units?: # \_\_\_\_\_

23. Rents Control Regulated? Yes \_\_\_\_\_ No \_\_\_\_\_ Lot Size \_\_\_\_\_ Lot Space # \_\_\_\_\_

24. Two Car Garage: Yes \_\_\_\_\_ No \_\_\_\_\_ Driveways: Yes \_\_\_\_\_ No \_\_\_\_\_ Backyard: Yes \_\_\_\_\_ No \_\_\_\_\_

25. Property insurance total amount for one year: \$ \_\_\_\_\_

26. Are you the owner of the house or a building? Yes \_\_\_\_\_ No \_\_\_\_\_

27. Title and deed in your name? Yes \_\_\_\_ No \_\_\_\_ Can I see Title and deed? Yes \_\_\_\_\_ No \_\_\_\_\_

28. If no for question: # 26, Whose Name is on the title & Deed? \_\_\_\_\_

29. Is there a mortgage on the house or building? No \_\_\_\_\_ Yes \_\_\_\_\_

30. What are the approximate 1 & 2 loan balance and monthly payments? \$ \_\_\_\_\_

31. 1 & 2 Existing mortgage total: \$ \_\_\_\_\_ Cash needed at closing: \$ \_\_\_\_\_

32. Lender's name: \_\_\_\_\_ 1& 2 Original Loan Balance: \$ \_\_\_\_\_

33. House appraised by a certified appraiser in the last four months? Yes \_\_\_\_\_ No \_\_\_\_\_

34. Would seller be willing to get their own house appraised? Yes \_\_\_\_\_ No \_\_\_\_\_

35. Payment: Current? Yes \_\_\_\_\_ No \_\_\_\_\_ Current Loan Balance: \$ \_\_\_\_\_

36. How many days on market? \_\_\_\_\_ Total Land Acres: \_\_\_\_\_

37. How Long Owned? \_\_\_\_\_ Building Size (Fl.) \_\_\_\_\_ House Brick? Yes \_\_\_\_ No \_\_\_\_

38. Why selling? \_\_\_\_\_ Year Built: \_\_\_\_\_

39. How did you find this house? \_\_\_\_\_ Like Most: \_\_\_\_\_

40. Are there any code violations on the property? Yes \_\_\_\_\_ No \_\_\_\_\_

41. Basement: No \_\_\_\_ Yes \_\_\_\_ Furniture: Yes \_\_\_\_ No \_\_\_\_ #Rooms \_\_\_\_ #Baths \_\_\_\_ #Kitchens \_\_\_\_

42. Total Monthly rent roll if rented out in today market ? : \$ \_\_\_\_\_ w/o utilities: \_\_\_\_\_ w/ utilities \_\_\_\_\_

43. How many legal family units: \_\_\_\_\_ Zoning: \_\_\_\_\_

44. Estimated Land Value: \$ \_\_\_\_\_ Land Free and Clear? Yes \_\_\_\_ No \_\_\_\_

45. Do you have a lawyer: Yes \_\_\_\_ No \_\_\_\_ Lawyer's Name & Number: \_\_\_\_\_

46. Are You a Real Estate Investor? Yes \_\_\_\_\_ No \_\_\_\_\_

47. Broker Agents Involved? Yes \_\_\_\_ No \_\_\_\_ Name: \_\_\_\_\_ Phone# \_\_\_\_\_

48. Broker Agents Email or Fax: \_\_\_\_\_

49. How did you come about the asking price? \_\_\_\_\_

50. What is the tax for one year on this property? \$ \_\_\_\_\_

51. Management Fee For one year: \$\_\_\_\_\_ Vacancy rates per units: \_\_\_\_\_
52. Building or house, free and clear of any mortgages? Yes \_\_\_\_\_ No \_\_\_\_\_
53. Air rights available: Yes \_\_\_\_\_ No \_\_\_\_\_
54. Water front: No \_\_\_\_ Yes \_\_\_\_ Ocean: \_\_\_\_ River: \_\_\_\_ Lake: \_\_\_\_ Stream: \_\_\_\_ Pond: \_\_\_\_
55. Do you have a C. O- Certificate of occupancy? Yes \_\_\_\_\_ No \_\_\_\_\_
56. Have there been any current offers on the property? Yes \_\_\_\_\_ No \_\_\_\_\_
57. Property going in foreclosure? No \_\_\_\_\_ Yes \_\_\_\_\_
58. Bank's Name: \_\_\_\_\_
59. Bank's Phone Numbers: \_\_\_\_\_
60. Is the house being sold with tenants? Yes: \_\_\_\_\_ or without tenants No \_\_\_\_\_
61. Owner Living in? Yes \_\_\_\_\_ No \_\_\_\_\_ House advertised on the internet? Yes \_\_\_\_ No \_\_\_\_\_
62. House advertised in newspapers? Yes \_\_\_\_\_ No \_\_\_\_\_
63. Any Color Pictures of the Property? Yes \_\_\_\_\_ No \_\_\_\_\_
64. Do you have any other investment properties for sale? Yes \_\_\_\_\_ No \_\_\_\_\_

Submit Dept: Email: WindsorCapitalSubmit@Yahoo.com

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