



REO Listing Acknowledgement

To: Realtor Dario Martinez

Property Id: 1786079

Property Address: 12203 CORNUTA AVE, DOWNEY, 90242

From: Martha Porretta

Due: 05/17/2023

Task Id: 57632085

Listing Provided by Old Republic Servicing Solutions
Please print Listing Addendum for future reference.

Please sign and acknowledge that as an agent for Old Republic Servicing Solutions you have read and understand this to be an addendum to the listing agreement and that you understand your responsibilities

1. **SECURING:** The property must be secure at all times (doors and windows locked).
2. **UTILITIES:** Utilities should be turned on immediately and service placed in your name or your company's name. If, in your opinion, it is not safe or practical please consult the manner as Old Republic Servicing Solutions will not be responsible for late fees. Submit utility bills DIRECTLY to RESNET for payment.
3. **WINTERIZATION:** The plumbing system must be winterized during the Fall season. The listing agent assumes liability for any damage occurring to a property that is not winterized properly or on time.
4. **REPAIRS:** Agent will arrange for and supervise all repairs, reconditioning and maintenance, and generally keep the property in good condition. Agent agrees to secure the Sellers approval prior to any expenditures, except recurring utility and maintenance charges. Repairs must be completed by licensed contractors.
5. **BILLING:** RESNET will make every effort to reimburse expenses in a timely manner. Please acknowledge that the normal turn-around time on reimbursables is 45-60 days from date of submission to Old Republic Servicing Solutions. Refer to the website for a detailed explanation of the procedure and a form for submission (#1005). All agents must communicate reimbursement timeframes to any vendors authorized to perform repairs and/or replacements. Be advised that all expenses will be paid directly by Old Republic Servicing Solutions, including utilities. Any bills/vendors requiring direct payment by Agent/Broker will require both invoices and payment check copies. All invoices must contain a Federal Tax ID# or payment will be denied.
6. **MONTHLY STATUS REPORTS (MSR):** MSRs on the property are required by the 1st of every month. A form is provided for your use on the website. Occasionally an updated BPO will be required by the client. The agent/broker agrees to provide required reports timely.
7. **ADVERTISING:** A "For Sale" sign must be placed on the property and the property advertised in local newspapers and magazines. The listing must be placed in the local Multiple Listing Service and copies of the MLS sheet must accompany your MSR.
8. **CLIENT TERMINATION:** In the event the client terminates the listing with Old Republic Servicing Solutions, this listing will automatically terminate with the agent/broker (bulk sale, mort insurance, etc).
9. **COMMISSION:** The normal commission rate is 5%; however, the Seller reserves the right to dictate the rate prior to execution of the listing contract. A commission will be deemed earned and payable from the Seller to the Listing Broker only after the consummation and closing of an offer to purchase and transfer of title.
10. **OFFERS TO PURCHASE:** Any verbal acceptance of an offer will not constitute a formal acceptance, as it is subject to review and approval of the written offer. All offers to purchase must be accompanied by Addenda A and B. Earnest money deposits must be held in the listing agent's trust account or Seller's choice of closer's trust account.
11. **FINAL BILLING:** The agent shall obtain a final reading on all utilities on the day of closing or upon notification that the client has terminated Old Republic Servicing Solutions listing. All final bills must be submitted to RESNET for payment within 21 days of closing. Old Republic Servicing Solutions will NOT be responsible for payment after this time.

12. **TITLE:** Title to the property will be conveyed to the new owner by a Special Warranty Deed.

13. **TERMINATION OF LISTING:** Seller reserves the right to terminate the listing agreement without prior notice for agent's failure to comply with the guidelines as stated herein. Additionally refer to item #8.

HAVING READ THE FOREGOING, I/we approve, accept, confirm and acknowledge the Listing Addendum to be a part of the listing agreement. Broker and agent responsible for marketing and management of this property shall sign in agreement. This addendum shall control typewritten provisions included in the listing agreement, which may be in conflict therewith.

Seller: Old Republic Servicing Solutions

Date:

Reallor Dario Martinez

Agent Signature

Printed Name

Broker Name

Date:

Tax I.D.# 953140237

I agree by typing my name as my electronic signature, it is acknowledged and understood that it constitutes an acceptance of all the terms and conditions contained in this agreement and is valid and enforceable in accordance with the "Electronic Signatures in Global and National Commerce Act"

I have read, understand, and agree to all the terms, disclosures, and conditions of this agreement.

By electronically signing this form I acknowledge that all the information provided by me in this form is true and correct and authorize RESNET to verify any and all information contained herein.

TYPE YOUR NAME AS YOUR ELECTRONIC SIGNATURE

Name: DARIO E MARTINEZ

[Print Contract](#)

[Submit](#)

Task Status History

Date	Status Changed To	Assigned To	Updated By	Comments
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