



A Message to

Prospective Buyers and Sellers

Home Inspection...

When purchasing a home you may wish to conduct a Home Inspection. A home inspection gives the buyer more detailed information than an appraisal. In a home inspection a qualified inspector takes an in-depth unbiased look at the home to evaluate and report on the overall condition, structure, construction and mechanical systems. The inspector can identify items that need to be repaired or replaced. Inspection services must comply with Pennsylvania Home Inspection law when the inspection is a part of a home sale contingency. While our associates may provide you with a list of home inspectors, you must satisfy yourself that your inspector complies with the law.



This list may not include all ASHI Members in the Pittsburgh area.

This list of inspection agencies has been prepared by the Pittsburgh Chapter of the American Society of Home Inspectors (ASHI). While Prudential believes the list to be accurate, a particular inspection agency's affiliation with ASHI may have terminated since the list was prepared and therefore, Prudential disclaims any and all responsibility for allocating changes which may have occurred in ASHI affiliation.

The undersigned acknowledges receipt of this A MESSAGE TO PROSPECTIVE BUYERS AND SELLERS and consents to the payment of an in-house bonus by Prudential Preferred Realty to its sales associates.

AGREEMENT AND ACKNOWLEDGEMENT OF RECEIPT

_____ Initials I/We _____ acknowledge receipt of a copy of Message to Prospective Buyers and Sellers, and upon my closing on a property bought or sold through Prudential Preferred Realty, agree to pay Prudential Preferred Realty a coordination fee of \$150. We further understand that Prudential Preferred Realty is not responsible for the workmanship of any vendors under Prudential's Preferred Home Service Program.

Buyer Seller Signature _____ Date _____

Buyer Seller Signature _____ Date _____

Address _____ City/State/Zip _____

E-mail Address _____ Phone _____

Agent _____



A Message to Prospective Buyers and Sellers

As a leader in Pennsylvania's residential real estate industry, Prudential Preferred Realty provides a full range of real estate brokerage and other services for the convenience of its customers.

We Want to be Your Agent...

Prudential Preferred Realty provides brokerage services and a variety of agency relationships with buyers and sellers, including Seller Agency, Buyer Agency, Designated Agency and Dual Agency.

A complete explanation of these agency relationships is found in the Consumer Notice provided by our sales associates as required by Pennsylvania law.

It is Prudential's policy that unless you enter into a written agency agreement with us, we do not represent you and no agency relationship should be presumed.

It is important that you read the Consumer Notice and sign it at your initial interview with any real estate sales associate.

Designated Agency and Dual Agency...

When Prudential Preferred Realty represents both the buyer and the seller, the Company is a "dual agent." As a dual agent, the Company may not act to the detriment of either party. However, the Company may "designate" an agent to be the advocate for a buyer and seller, this is called Designated Agency. The sales associate with whom you list your property or enter into a Buyer Agency Agreement will be your designated agent. This sales associate will be your representative. The sales associate will be a dual agent only when he/she represents both the buyer and seller in the same transaction.

We Attract Buyers...

As a member of the West Penn Multi-List, Prudential Preferred Realty cooperates with all other real estate licensees, whether they are a buyer's agent, seller's sub-agent or transaction licensee. Cooperating with all real estate brokers increases the likelihood of a seller finding a buyer for their property.

Prudential Offers More...

Prudential Preferred Realty and its family of affiliated companies offers customers more than real estate brokerage services. **Title insurance and closing needs** are provided by **PREFERRED SETTLEMENT SERVICES**. **Home mortgage loans** are available through the broker's affiliated mortgage company, **PENNSYLVANIA PREFERRED MORTGAGE COMPANY**. **Insurance needs** can be handled by its affiliated company, **PREFERRED INSURANCE AGENCY**.

Services to Buyer and Seller...

Prudential Preferred Realty may provide services to both buyers and sellers for which the Company may accept a fee. Such services may include, but are not limited to: listing fees, deed/document preparation, ordering certifications required for closing, financial services, title transfer and preparation services, ordering insurance, construction, repair, inspection services or Preferred Vendor relationships. Prudential Preferred Realty will disclose to you any fees that are to be paid by you as a seller or buyer. Our program, Preferred Home Services, puts you in touch with various trade professionals offering diversified services. These vendors are independent contractors and are not subject to Prudential Preferred Realty's control. We do not take responsibility for a vendor's workmanship. Some service providers may pay a fee to Prudential Preferred Realty.

A coordination fee of \$150 is charged to buyers and sellers at closing to cover the cost of coordination and retention of documents pertinent to their transaction.

Expertise of Sales Associates...

Prudential Preferred Realty and its sales associates are experts in marketing and selling residential property. If a buyer or seller needs information beyond the sales associate's area of expertise, whether financial, legal or otherwise, the customer is encouraged to seek the services of an accountant, lawyer or other appropriate professional.

From time to time, Prudential Preferred Realty may pay its sales associates a bonus for selling a Prudential Preferred Realty listing. This bonus is not an additional charge to the Buyers or Sellers but is paid by Prudential Preferred Realty from its commission.

We want you to be informed...

Tax Proration Disclosure. You should be aware that real estate taxes on the property being sold/purchased by you are levied by three taxing bodies. These are the County, the Local Municipality and the School District in which the property is located. County and Local Municipality taxes are generally levied on a calendar year basis. This means that these taxes, when billed, are intended to cover the period from January 1st through December 31st of that year. School District's taxes, with the exception of the City of Pittsburgh (whose fiscal year is the same as the calendar year described in the preceding paragraph) are levied on a fiscal year basis. This means that these taxes, when billed, are intended to cover the period from July 1st through June 30th of the following year.

In the past all three real estate taxes were prorated between buyer and seller on a calendar year basis, without regard to the date of levy of the fiscal year of the taxing body. An issue has arisen with regard to whether school district real estate taxes should in fact be prorated on a fiscal year basis rather than on a calendar year basis. This disclosure is being given in order to allow you to better negotiate how the school district real estate taxes will be prorated in your transaction.

In all cases (with exception of the City of Pittsburgh where the calendar year and fiscal year are the same) it is to the Seller's advantage to prorate the School District Real Estate Taxes on a fiscal year basis and to the Buyer's advantage to prorate on a calendar year basis. In terms of dollars, the difference in the two methods of proration is equal to six months worth of applicable school taxes.