

Dear Prospective Buyers and Agents,

To fully disclose the condition of the property, the seller hired Viking Inspections to perform a full home inspection and wood destroying insect inspection. Viking Inspections was hired because not only are they one of the most reputable home inspection companies in the country, but **Viking Inspections backs their inspections with great warranty protection, including a 1 year structural warranty, a 5 Year Roof Leak warranty, are fully committed to customer satisfaction, and provides results you can count on with the protection you deserve.** Viking Inspections' Pre-Listing Inspection Program gives the Sellers, Buyers, and Agents peace of mind.

The seller has also ordered a Premium 18 Month Home Warranty through Residential Warranty Services. This warranty not only lasts longer than other home warranties on the market, but it also covers many items other home warranties specifically exclude. This Premium 18 Month Home Warranty provides warranty protection for Termites, Mold, Underground Sewer and Water Lines, Appliances, HVAC Systems, Plumbing, Electrical, Washers/Dryers, Sewage Pumps/Sump Pumps, Garage Door Openers, Garage Door Springs, and more.

This Pre-Listing Inspection Program is designed to help all parties involved in the transaction and eliminate real estate transactions from falling through due to unexpected problems found during the home inspection process and limited option period. When real estate transactions dissolve, the seller is forced to continue mortgage payments and risk wasted time if the home is forced off the market. The buyer spends more money on inspections, appraisals, and other tests on a home they decided not to buy.

This Pre-Listing Inspection Program protects the sellers from unforeseen costs, gives the seller an opportunity to shop for the best repair prices, and make repairs on their terms within a realistic time frame. It's truly a better way to sell houses!

This program also protects the buyers from being blindsided with unexpected problems that are found during the inspection process, saves the buyer inspection fees, and gives the buyer the best warranty protection on the market. It's truly a better way to buy houses!

To be proactive, the seller has used the information in the report to determine which repairs to make. The home inspection report and warranty are displayed for your review. **The seller has either highlighted repairs that were made in the report or has created a list of repairs that have been addressed. THE SELLER IS NOT MAKING ANY OTHER REPAIRS TO THE HOME.** Please feel free to review the report, review the repair list, and make your offer accordingly.

If you have any questions about the report, please feel free to contact the listing agent or inspection company.

By signing this letter, the seller does hereby give the buyer or his/her agent express written permission to contact Viking Inspections to discuss the home inspection report and/or the warranties which are provided.

Signed: _____ Date: _____

Seller Signature