

# Ofori Contract Cover Sheet

**Place this sheet on top of your full sales contract package with certified escrow funds.**

## GENERAL CONTRACT PACKAGE INFORMATION

<b>FHA/HUD Case Number</b>			
<b>Bid Acceptance Date</b>			
<b>Full Property Address</b>			
<b>Purchaser(s) Names</b> <i>(as entered on HUD Homestore)</i>			
<b>Selling Agent Name</b>			
<b>Selling Agent Email &amp; Mobile Phone Number</b>			
<b>Selling Agent Office Address</b>			

Buyer(s) is/are submitting a certified escrow deposit in compliance with paragraph 3 of the HUD Sales Contract 9548 to the Real Estate Brokerage, 100% Real Estate, Inc. By submitting this HUD sales contract package and certified escrow deposit, buyer(s) and selling agent acknowledge and accept the following: 100% Real Estate, Inc. will deposit and/or disburse all escrow funds in compliance with Ofori's/HUD's rules and regulations outlined within the "Notice to Purchaser and Acknowledgement Buyer Select Closing Agent" addendum and 100% Real Estate, Inc.'s Master Listing Agreement with Ofori. The escrow deposit will be deposited in 100% Real Estate, Inc. Escrow Account within 24 hours of the contract ratification date. Escrow funds will only be disbursed as outlined within the "Request for HUD Sales Contract Cancellation and Earnest Money Forfeiture and/or Return", or direct closing instructions, from Ofori. Without limitation, 100% Real Estate, Inc., its agents, subcontractors, and all other persons, entities, or employees, shall not be liable for any claims, liabilities, losses, actions, suits or proceedings at law or in equity or any other expenses, fees or charges of any character or nature for acting as an Escrow Agent for Ofori/HUD. Therefore, by submitting the certified escrow deposit and the attached HUD sales contract package, buyer(s) and selling agent hereby agree to hold harmless and indemnify 100% Real Estate, Inc. and its agents, subcontractors, and all other persons or entities employed by it for escrow services in connection with this transaction. Buyers agree they shall be liable for any legal or other costs incurred by 100% Real Estate, Inc. to defend any action brought against 100% Real Estate, Inc., its agents, subcontractors, and all other persons or entities employed by it for wrongful disbursement including complaints to any regulatory board or agency provided 100% Real Estate, Inc. has complied with HUD's disbursement order.

## Attach CERTIFIED escrow deposit HERE

(cashier's check or money order ONLY and payable to 100% Real Estate Inc. Escrow Account)

- \$500 – offers up to \$50,000
- \$1,000 – offers \$50,001 and over

### \*\*This Section For 100% Real Estate, Inc. Use Only\*\*

<b>Sales Contract/Escrow Receipt Date &amp; Time</b>	/ / am/pm	<b>Fedex Tracking # to Ofori</b>	
<b>Escrow Funds Correct?</b>	YES / NO	If "NO", method of correction notice to selling agent	EMAIL / PHONE / BOTH
<b>Contract Package Correct?</b>	YES / NO	If "NO", method of correction notice to selling agent	EMAIL / PHONE / BOTH