



Real Estate Transaction Checklist

M2019-143 / Mr. Bronx Residence at The Citrus Hills / Dr. Derick Neumann / Mr. Billy Bronx

Complete

Score	24 / 24 (100%)	Flagged items	0	Actions	0
Site conducted					Unanswered
Document Number					M2019-143
Conducted on					19 May 2023 15:30 PST
Prepared by					Sabrina Lynch
Property Name					Mr. Bronx Residence at The Citrus Hills
Location					121 E Glassboro Ct, Hernando, FL 34442, USA (28.8879811, -82.4323215)
Buyer					Dr. Derick Neumann
Seller					Mr. Billy Bronx
MLS Number					48829905

Real Estate Transaction Checklist

24 / 24 (100%)

Schedule of Contractual Requirements

Requirement & Deadline

Requirement & Deadline 1

Requirements

Signing of Contract of Agreement
between Buyer and Broker

Deadline

19 Mar 2023 10:30 PST

Requirement & Deadline 2

Requirements

Property Viewing by Buyer

Deadline

21 Mar 2023 17:30 PST

Requirement & Deadline 3

Requirements

Submission of Letter of Intent by
the Buyer

Deadline

28 Mar 2023 14:30 PST

Requirement & Deadline 4

Requirements

Acceptance of Property Owner

Deadline

2 Apr 2023 10:00 PST

Requirement & Deadline 5

Requirements

Deposit of Earnest Money by
Buyer

Deadline

8 Apr 2023 13:30 PST

Requirement & Deadline 6

Requirements

Submission of Certified True Copy
of Transfer Certificate of Title

Deadline

10 Apr 2023 11:00 PST

Requirement & Deadline 7

Requirements

Submission of Certified True Copy
of Tax Declaration

Deadline

10 Apr 2023 10:00 PST

Requirement & Deadline 8

Requirements

Submission of Real Estate Tax Clearance for Current Year

Deadline

11 Apr 2023 15:00 PST

Requirement & Deadline 9

Requirements

Submission of Certificate Authorizing Registration

Deadline

11 Apr 2023 15:00 PST

Requirement & Deadline 10

Requirements

Submission of Original Real Estate Tax Receipts – Current Year

Deadline

11 Apr 2023 15:30 PST

Requirement & Deadline 11

Requirements

Submission of Lot Plan

Deadline

11 Apr 2023 15:30 PST

Requirement & Deadline 12

Requirements

Drafting of Deed of Sale

Deadline

12 Apr 2023 10:00 PST

Requirement & Deadline 13

Requirements

Review of Deed of Sale

Deadline

16 Apr 2023 10:00 PST

Requirement & Deadline 14

Requirements

Deed of Sale Signed by Both Parties

Deadline

19 Apr 2023 19:00 PST

Requirement & Deadline 15

Requirements	Deed of Sale Notarized
Deadline	22 Apr 2023 09:30 PST
Requirement & Deadline 16	
Requirements	Buyer Obtains New Tax Declaration
Deadline	2 May 2023 09:30 PST
Requirement & Deadline 17	
Requirements	Obtain all legal documents from the local Register of Deeds
Deadline	8 May 2023 13:00 PST
Requirement & Deadline 18	
Requirements	Turnover of Original Copies of Transfer Certificate of Title, Tax Clearance, and Tax Declaration
Deadline	11 May 2023 16:00 PST
Requirement & Deadline 19	
Requirements	Full Payment
Deadline	14 May 2023 14:00 PST
Requirement & Deadline 20	
Requirements	Issuance of New Tax Declaration
Deadline	26 May 2023 11:00 PST
Requirement & Deadline 21	
Requirements	Completion of all Inspections and Repairs
Deadline	19 May 2023 19:00 PST
Opening	
	9 / 9 (100%)
Listing Agreement	Yes
Buyer's Pre-Qualification	Yes

Purchase Agreement and Attached Forms	Yes
Seller Counter Offer	Yes
Buyer Counter Offer	Yes
MLS Sheet- Full Agent Sheet	Yes
Receipt of Initial Deposit	Yes
FHA/VA Amendatory Clause	Yes
Wire Fraud Advisory	Yes
Disclosures and Reports	8 / 8 (100%)

Choose YES if the process/document has been accomplished already; NO if not yet completed; and N/A if the process/document is not necessary.

Agency Disclosure Report	Yes
Natural Hazard Disclosure Report	Yes
Natural Hazard Disclosure Statement	Yes
Real Estate Transfer Disclosure	Yes
Residential Earthquake Hazards Report Signature Page (if applicable)	N/A
Seller's Questionnaire (SPQ)	Yes
Affiliated Business Disclosure Statement	Yes
Statewide Buyer and Seller Addendum (optional)	Yes
Water Conserving Plumbing Fixtures and Carbon Monoxide	Yes
Inspections, Reports, Clearances, and Repairs	7 / 7 (100%)

Choose YES if the process/document has been accomplished already; NO if not yet completed; and N/A if the process/document is not necessary.

Contingency Removal (when applicable)	Yes
Property Inspection Report	Yes
Buyer's Request for Repairs	Yes

Seller's Reply to Request for Repairs	Yes
Physical Inspection Waiver	Yes
Termite Inspection	Yes
Termite Completion (if applicable)	Yes

Escrow Company

Escrow Company

Citrus Escrow Services

Address

4400 McDonald Avenue, Orlando,
FL, 32803

Escrow Officer

Jonah Keating
19 May 2023 15:42 PST

Date Schedules for Close of Escrow

30 May 2023 15:00 PST

Signatures

Buyer

Buyer 1

Buyer's Name and Signature



Derick Neumann
19 May 2023 15:47 PST

Signing Date

19 May 2023 11:00 PST

Contact Details

843-494-3596

Buyer's Agent

Name and Signature



Bessie T. Smith
19 May 2023 15:47 PST

Signing Date

18 May 2023 17:30 PST

License Number

Contact Details

920-139-2436

Buyer's Attorney

Name and Signature



Jerry E. Green
19 May 2023 15:47 PST

Signing Date

16 May 2023 17:00 PST

License Number

0313956

Contact Details

843-011-2654

Seller's Agent

Name and Signature



Sabrina Lynch
19 May 2023 15:46 PST

Signing Date

19 May 2023 06:00 PST

Contact Details

791-902-1376

Seller's Attorney

Name and Signature



Elizabeth J. Scott
19 May 2023 15:46 PST

Signing Date

19 May 2023 17:00 PST

Contact Details

453-216-6190