

Private Remarks for Agents (MLS)

Per Seller Request and Showing Instructions:

- **No signs** to be placed on the property.
- **No off-road vehicles/ATVs/UTVs** permitted for property showings.
- **Seller must be present for all showings** — appointments required.
- **Buyer's agent must accompany all clients** at all times.
- **Proof of funds letter is required prior to scheduling any showing.**
- **No lockbox** on property.
- **No open houses.**
- **Cash buyers only.**
- Property is selling **AS-IS, WHERE-IS**, with no repairs or warranties by Seller.

Items that do NOT convey (excluded from sale):

Washer, dryer, refrigerator, gas range, curtains/window treatments, firewood, farm equipment, and all other personal property (unless specifically stated otherwise in writing).