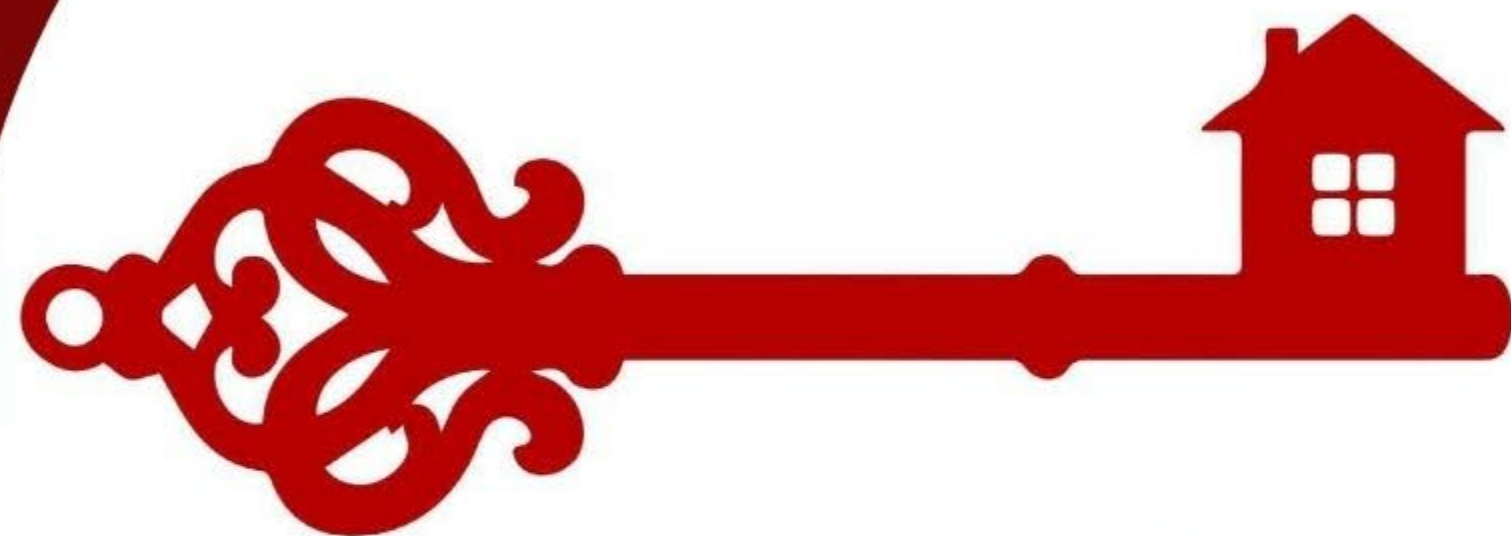


Team Correia

Powered by Keller Williams Realty MV



Team Correia

OUR STORY ▼



Welcome to Team Correia! With 23 years combined real estate experience, our team is led by Kevin Correia and his wife Ana Lisa Colon-Correia. Joined by Jarad Gagnon. Kevin, Jarad and Ana grew up in the Merrimack Valley. We service all areas of MA and Southern New Hampshire. Our mission is to consistently provide unbeatable service. We have always had a passion for real estate and helping people. In this profession, we are allowed to do both! There is no better feeling to us than helping people find their dream home.



Team Correia



Kevin



Ana



Jarad

Kevin has over 13 years experience in banking and financing and has a master's degree in Business Administration. He is well versed in all aspects of real estate and shares his knowledge with his teammates to ensure that all clients benefit from his experience. We pride ourselves on hard work and great service. We believe in keeping an open line of communication at all times to guarantee that our clients and our team are always on the same page. Whether you are buying or selling your home, we will go above and beyond to verify that all deadlines are met and to ensure a smooth closing. We look forward to earning your trust and business.





**CONNECT
WITH
TEAM CORREIA**
ON SOCIAL MEDIA

**SCAN
ME**



Kevin Correia

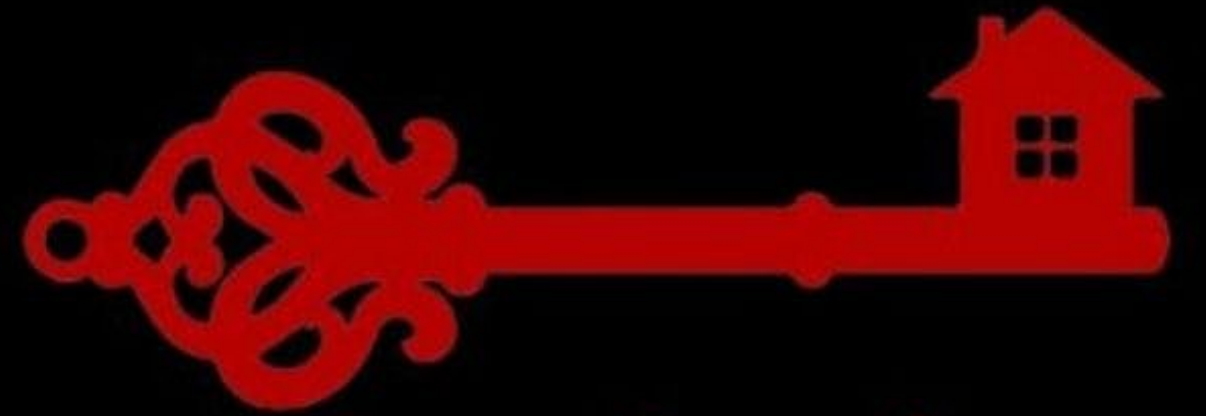
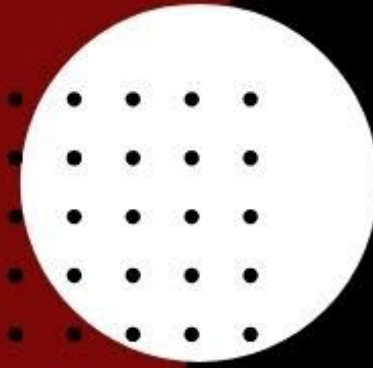


(978) 866-7368



teamcorreiarealestate@gmail.com

Mandatory Licensee Disclosure



Team Correia



Commonwealth of Massachusetts

BOARD OF REGISTRATION OF REAL ESTATE BROKERS AND SALESPERSONS

<http://www.mass.gov/ocabr/licensee/dpl-boards/re/>

MASSACHUSETTS MANDATORY LICENSEE-CONSUMER RELATIONSHIP DISCLOSURE

THIS IS NOT A CONTRACT

This disclosure is provided to you, the consumer, by the real estate licensee listed in this disclosure.

THE TIME WHEN THE LICENSEE MUST PROVIDE THIS NOTICE TO THE CONSUMER:

All real estate licensees must present this form to you at the first personal meeting with you to discuss a specific residential property. If there is no personal meeting between you and the licensee, this form must be presented electronically or through some other means before the licensee enters into a contract with a consumer. Residential property is defined as land with a building intended for use as a one to four-unit residential dwelling or the purchase or sale of land on which a building is intended to be constructed for use as a one- or two-unit residential dwelling. In the event this relationship changes an additional disclosure must be provided and completed at that time.

CONSUMER INFORMATION AND RESPONSIBILITY:

If you are a buyer or seller, you can engage a licensee to provide advice, assistance and representation to you as your agent. The licensee can represent you as the seller (Seller's Agent) or represent you as the buyer (Buyer's Agent) or can assist you as a Facilitator.

All real estate licensees, regardless of the working relationship with a consumer must, by law, present properties honestly and accurately, and disclose known material defects in the real estate.

The duties of a real estate licensee do not relieve consumers of the responsibility to protect their own interests. If you need advice for legal, tax, insurance or land survey matters it is your responsibility to consult a professional in those areas. Real estate licensees do not and cannot perform home, lead paint, or insect inspections, nor do they perform septic system, wetlands or environmental evaluations.

Do not assume that a real estate licensee works solely for you unless you have an agreement for that relationship.

For more detailed definitions and descriptions about real estate relationships, please see page 2 of this disclosure.

THE SELLER OR BUYER RECEIVING THIS DISCLOSURE IS HEREBY ADVISED THAT THE REAL ESTATE LICENSEE NAMED BELOW IS WORKING AS A:

Check one: Seller's agent Buyer's agent Facilitator

If seller's or buyer's agent is checked above, the licensee must complete the following section:

Check one: **Non-Designated Agency**

The real estate firm or business listed below and all other affiliated agents are also working as the agent of the

Seller Buyer

Designated Agency

Only the licensee named herein represents the

Seller Buyer (designated seller agency or designated buyer agency). In this situation any other agents affiliated with the firm or business listed below do not represent you and may represent another party in your real estate transaction.

By signing below, I, the real estate licensee, acknowledge that this disclosure has been provided to the consumer named herein:

Signature of Licensee	Printed name of Licensee	License #	<input type="checkbox"/> Broker <input type="checkbox"/> Salesperson	Today's Date
Name Real Estate Brokerage Firm	Brokerage Firm License #			
Signature of consumer	Printed name of consumer		<input type="checkbox"/> Buyer <input type="checkbox"/> Seller	Today's Date
Signature of consumer	Printed name of consumer		<input type="checkbox"/> Buyer <input type="checkbox"/> Seller	Today's Date

Check here if the consumer declines to sign this notice.

Last Revised September 20, 2021

Kevin Correia

Keller Williams Realty, Inc.

TYPES OF AGENCY REPRESENTATION

SELLER'S AGENT

A seller can engage the services of a real estate licensee to act as the seller's agent in the sale of the seller's property. This means that the real estate agent represents the seller, who is a client. The agent owes the seller client undivided loyalty, reasonable care, disclosure, obedience to lawful instruction, confidentiality and accounting. The agent must put the seller's interests first and attempt to negotiate price and terms acceptable to their seller client. The seller may authorize sub-agents to represent him/her in marketing its property to buyers, however the seller should be aware that wrongful action by the real estate agent or sub-agents may subject the seller to legal liability for those wrongful actions.

BUYER'S AGENT

A buyer can engage the services of a real estate licensee to act as the buyer's agent in the purchase of a property. This means that the real estate agent represents the buyer, who is a client. The agent owes the buyer client undivided loyalty, reasonable care, disclosure, obedience to lawful instruction, confidentiality and accounting. The agent must put the buyer's interests first and attempt to negotiate price and terms acceptable to their buyer client. The buyer may also authorize sub-agents to represent him/her in purchasing property, however the buyer should be aware that wrongful action by the real estate agent or sub-agents may subject the buyer to legal liability for those wrongful actions.

(NON-AGENT) FACILITATOR

When a real estate licensee works as a facilitator that licensee assists the seller and/or buyer in reaching an agreement but does not represent either the seller or buyer in the transaction. The facilitator and the broker with whom the facilitator is affiliated, owe the seller and buyer a duty to present all real property honestly and accurately by disclosing known material defects and owe a duty to account for funds. Unless otherwise agreed, the facilitator has no duty to keep information received from a seller or buyer confidential. Should the seller and/or buyer expressly agree, a facilitator relationship can be changed to a seller or buyer client relationship with the written agreement of the person so represented.

DESIGNATED SELLER'S AND BUYER'S AGENT

A real estate licensee can be designated by another real estate licensee (the appointing or designating agent) to represent a buyer or seller, provided the buyer or seller expressly agrees to such designation. The real estate licensee once so designated is then the agent for that buyer or seller who becomes the agent's client. The designated agent owes the buyer client or seller client, undivided loyalty, reasonable care, disclosure, obedience to lawful instruction, confidentiality and accounting. The agent must put their client's interests first, and attempt to negotiate price and terms acceptable to their client. No other licensees affiliated with the same firm represent the client unless otherwise agreed upon by the client. In situations where the appointing agent designates another agent to represent the seller and an agent to represent the buyer in the same transaction, then the appointing agent becomes a dual agent. Consequently, a dual agent cannot fully satisfy the duties of loyalty, full disclosure, obedience to lawful instructions, which is required of a seller or buyer agent. Only your designated agent represents your interests. Written consent for designated agency must be provided before a potential transaction is identified, but in any event, no later than prior to the execution of a written agreement for purchase or sale of residential property. The consent must contain the information provided for in the regulations of the Massachusetts Board of Registration of Real Estate Brokers and Salespeople (Board). A sample consent to designated agency is available at the Board's website at www.mass.gov/dpl/re.

DUAL AGENT

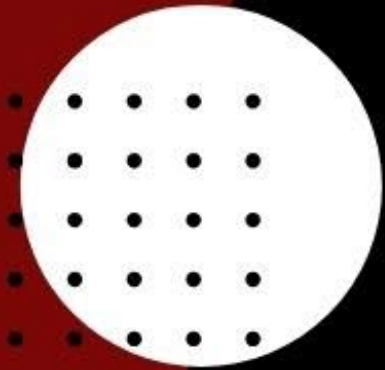
A real estate licensee may act as a dual agent representing both the seller and the buyer in a transaction but only with the express and informed written consent of both the seller and the buyer. A dual agent shall be neutral with regard to any conflicting interest of the seller and buyer. Consequently, a dual agent cannot satisfy fully the duties of loyalty, full disclosure, obedience to lawful instructions, which is required of a seller or buyer agent. A dual agent does, however, still owe a duty of confidentiality of material information and accounting for funds. Written consent for dual agency must be provided before a potential transaction is identified, but in any event, no later than prior to the execution of a written agreement for purchase or sale of residential property. The consent must contain the information provided for in the regulations of the Massachusetts Board of Registration of Real Estate Brokers and Salespeople (Board). A sample consent to dual agency is available at the Board's website at www.mass.gov/dpl/re.

Last Revised September 20, 2021

Kevin Correia

Keller Williams Realty, Inc.

Contract to Purchase



Team Correia

(BINDING CONTRACT. IF LEGAL ADVICE IS DESIRED, CONSULT AN ATTORNEY.)

From: BUYER(S): To: OWNER OF RECORD ("SELLER"):
Name(s): Address: Name(s): Address:

A Massachusetts licensed real estate broker, is operating in this transaction, pursuant to a separate agreement as: BUYER's Agent SELLER's Agent Facilitator Dual Agent on behalf of

The BUYER offers to purchase the real property described as together with all buildings and improvements thereon (the "Premises") to which BUYER has been introduced by upon the following terms and conditions:

- 1. Purchase Price: The BUYER agrees to pay the sum of \$ to the SELLER for the purchase of the Premises (the "Offer"), due as follows:
i. \$ as a deposit to bind this Offer
ii. \$ as an additional deposit upon executing the Purchase and Sale Agreement;
iii. Balance by bank's, cashier's, treasurer's or certified check or wire transfer at time for closing.
2. Compensation to Buyer Broker. (Delete if Waived) the BUYER's obligations under this agreement are subject to SELLER'S agreement to pay % of the (net/gross) selling price of the Premises or a flat fee of \$ dollars to the BUYER's BROKER.
3. Duration of Offer. This Offer is valid until a.m./p.m. on by which time a copy of this Offer and attached Addenda, if any, shall be signed by the SELLER, accepting this Offer, and returned to the BUYER, otherwise this Offer shall be deemed rejected and the money tendered herewith shall be returned to the BUYER.
4. Purchase and Sale Agreement. The SELLER and the BUYER shall, on or before a.m./p.m. on execute the Standard Purchase and Sale Agreement of the MASSACHUSETTS ASSOCIATION OF REALTORS® or substantial equivalent which, when executed, shall become the entire agreement between the parties and this Offer shall have no further force and effect.
5. Closing. The SELLER agrees to deliver a good and sufficient deed conveying good and clear record and marketable title at a.m./p.m. on at the Registry of Deeds or such other time or place as may be mutually agreed upon by the parties.

- 6. Escrow. The deposit shall be held by, as escrow agent, subject to the terms hereof. Endorsement or negotiation of this deposit by the real estate broker shall not be deemed acceptance of the terms of the Offer. In the event of any disagreement between the parties concerning to whom escrowed funds should be paid, the escrow agent may retain said deposit pending written instructions mutually given by the BUYER and SELLER.
7. Contingencies. It is agreed that the BUYER'S obligations under this Offer and any Purchase and Sale Agreement signed pursuant to this Offer are expressly conditioned upon the following terms and conditions:
a. Mortgage. (Delete if Waived) The BUYER'S obligation to purchase is conditioned upon obtaining a written commitment for financing in the amount of \$ at prevailing rates, terms and conditions by. The BUYER shall have an obligation to act reasonably diligently to satisfy any condition within the BUYER'S control.
b. Inspections. (Delete if Waived) The BUYER'S obligations under this agreement are subject to the right to obtain inspection(s) of the Premises or any aspect thereof, including, but not limited to, home, pest, radon, lead paint, energy usage/efficiency, septic/sewer, water quality, and water drainage by consultant(s) regularly in the business of conducting said inspections, of BUYER'S own choosing, and at BUYER'S sole cost by.
8. Representations/Acknowledgments. The BUYER acknowledges receipt of a Massachusetts Mandatory Real Estate Licensee-Consumer Agency Disclosure, Property Transfer Lead Paint Notification and Certification (for residences built before 1978) and Home Inspectors Facts for Consumers brochure (prepared by the Office of Consumer Affairs).
9. Buyer's Default. If the BUYER defaults in BUYER'S obligations, all monies tendered as a deposit shall be paid to the SELLER as liquidated damages and this shall be SELLER'S sole remedy.
10. Additional Terms.

BUYER Date BUYER Date

SELLER'S REPLY

SELLER(S): (check one and sign below)

____ (a) ACCEPT(S) the Offer as set forth above at _____ a.m./p.m. on this _____ day of _____.

____ (b) REJECT(S) the Offer.

____ (c) Reject(s) the Offer and MAKE(S) A COUNTEROFFER on the following terms:

This Counteroffer shall expire at _____ a.m./p.m. on _____ if not withdrawn earlier.

SELLER, or spouse

Date

SELLER

Date

(IF COUNTEROFFER FROM SELLER) BUYER'S REPLY

The BUYER: (check one and sign below):

____ (a) ACCEPT(S) the Counteroffer as set forth above at _____ a.m./p.m. on this _____ day of _____.

____ (b) REJECT(S) the Counteroffer.

BUYER

Date

BUYER

Date

RECEIPT FOR DEPOSIT

I hereby acknowledge receipt of a deposit in the amount of \$ _____ from the BUYER this _____ day of _____.

Escrow Agent or Authorized Representative



**How to find
the best
realtor for
you?**

#1



#2

**How do I
choose a
realtor and
decide who is
the most
experienced?**

decision!

#3

**How's the
current real
estate
market?**





Difference #4
between a
single agent
and working
with a real
estate team.



Team Correia

Grazie

謝謝

Danke

gracias

I thank you

ala

merim

merci

ala

Köszönet

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謝謝

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