

HomePath Online Offers Frequently Asked Questions

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Can a prospective homebuyer make an online offer on a HomePath property?

No, only licensed real estate agents can make online offers in HomePath. Prospective home buyers should work with a real estate agent of their choice, or they can contact the Listing Agent of a particular HomePath property for more information.

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Why doesn't every listing on HomePath.com have a "Make an Offer" button?

HomePath uses a combination of location and status to determine whether a property is eligible for online offers. A listing with the status of "Coming Soon" or "Under Contract" is not eligible for online offers. Additionally, a property locked down for auction is not available for online offers. Please contact the Listing Agent if you have concerns about a specific property.

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Must the Selling Agent use HomePath.com to submit offers on listings on or after the launch date within the counties where the Online Offers system is available?

Yes.

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Why do Selling Agents have to enter all offers in HomePath.com for Fannie Mae properties?

The Online Offer system is Fannie Mae's process to enable Selling Agents to have total control of when they will make their offer and also get the benefit of a transparent offer process including online confirmation that their offer has been submitted.

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How do Selling Agents register for HomePath Online Offers?

Selling Agents register at the time they make their first offer on a Fannie Mae HomePath property. HomePath will prompt registration and guide the user through the process.

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How do Selling Agents enter an offer to purchase in HomePath.com?

Locate the property on HomePath.com. On the Listing Details page, click "Make an Offer". Complete the fields that constitute the offer and upload the signed sales contract and Fannie Mae Real Estate Purchase Addendum. A completed and signed sales contract and Fannie Mae Real Estate Purchase Addendum are required to be uploaded before an offer can be considered by Fannie Mae.

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I am buying a Fannie Mae property for a (son, daughter, mother, relative). They will occupy the property as their primary residence. Are they considered an owner occupant?

A person is considered an Owner Occupant if they will occupy the property as their principal residence and are listed on the contract, deed, mortgage (if applicable). A corporation, LLC, or trust that purchases Fannie Mae property is considered an investor even if the intent is to occupy. If the house is purchased

jointly, at least one of the co-purchasers on the contract, mortgage, and deed must be an owner occupant.

Owner occupants can submit offers on Fannie Mae property and will be considered during the First Look period; investor offers will not be considered during this period.

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What does under contract mean?

Properties that are under contract or have an accepted offer that is pending, but the sale has not been completed.

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How can a Selling Agent ensure their offer is received by the Listing Agent?

When a submitted offer is confirmed, the Selling Agent will receive a printable online confirmation (including the confirmation number) for the offer and the Listing Agent will also receive an email offer confirmation notice from HomePath.

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Does the Selling Agent have to upload the sales contract and the Fannie Mae Real Estate Addendum for their online offer to be considered?

Yes.

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What should a Selling Agent who is not able to upload the sales contract and Fannie Mae Real Estate Addendum do to make an online offer?

If a Selling Agent is unable to upload the sales contract and the Fannie Mae Real Estate Addendum to complete their online offer, they should contact the Listing Agent for assistance.

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If the Selling Agent receives a Multiple Offers Form via email, what do they need to do to respond?

The Selling Agent should select the appropriate action link provided in the Multiple Offers Form (or use the action links on that offer shown on the My Offers screen) to revise, keep or rescind their offer prior to the response deadline.

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What happens if the Selling Agent does not respond to the Multiple Offers Form by the response deadline?

If the Selling Agent fails to respond to the Multiple Offers Form by revising, keeping or rescinding their offer by the response deadline, the offer will be automatically rejected by the HomePath Online Offers system.

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Does the Selling Agent have to respond to a counter offer via the HomePath Online Offers system?

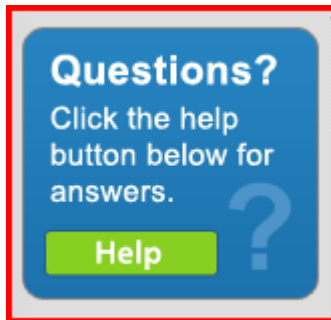
If the Selling Agent and the Listing Agent are able to successfully conclude negotiations on the listing and reach an agreement, the Selling Agent will revise their online offer to reflect the agreed upon terms. There is no need to enter each round of negotiations in the system, only the final agreed upon offer. If the negotiation process does not produce an agreement, there is no need to revise the online offer.

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Do I need to get permission from the prospective buyer to enter his or her offer information in HomePath.com?

Yes.

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Who do I contact if I still have questions?

Click on the “Questions” button (see above picture), located on the right side of any screen within the HomePath Online Offers system, to access quick tutorials, additional guides and resources. For additional navigation or technical assistance, contact 1-866-218-4446 or visit <http://www.homepath.com/offerQuestion.html>

Below is an outline of the offer process.

Make an Offer**Offer to Purchase**

- a. Complete Lines 1 through 15 on the Offer to Purchase form
- b. Complete Contingency and Comment field if necessary
- c. Review Transaction Terms of Use
- d. Click the Continue button

Offer Review

- a. Review the Offer Details
- b. Click the Edit button to edit information

Terms & Conditions

- a. Check boxes for acknowledgement
 - i. Terms of Use
 - ii. Permission
- b. Click the Submit and Confirm button

Upload Offer Documents

- a. Click the Upload Documents button
- b. Browse/Upload the Addendum
- c. Browse/Upload the Sales Contract
- d. Browse/Upload the Owner Occupancy Certification (if necessary)

Offer Confirmation

- a. Print the Confirmation for your records (Selling Agent)
- b. Listing Agent receives an email notifying of new offer

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