

Greetings from Lexicon,

Please see the attached communication from Lexicon Government Services, LLC regarding the transferee and property listed below.

William Bessicks
138 Green Forest Drive, Middletown, US-DE, 19709 USA

In anticipation of future offers, we wanted to make sure you had the Lexicon Government Services Rider Package. A few items to consider:

- 1. DO NOT ASK THE TRANSFEREE (SELLER) TO SIGN ANY CONTRACTS, ADDENDA, AMENDMENTS OR THE LIKE; DOING SO WILL MAKE THEM INELIGIBLE FOR THE HOME SALE PROGRAM.**
- 2. Lexicon Government Services LLC will be listed as the Seller on any contract of purchase and sale, addenda, amendments, etc.**
- 3. Please review immediately the HMA Contract Checklist attached which will provide you with everything needed to be presented with an offer.**
- 4. The closing of the sale of the Property shall be through Lexicon Government Services designated Closing Office noted in section 12 of the Lexicon Rider.**

Please forward to the buyer's agent for signature when presenting an offer. I have listed the documents below and added information as to what needs initials and signatures and where they are required.

Lexicon Rider

Please complete the top portion of the document and enter the closing date on page 5.

The Listing and Selling agents will need to sign and date where requested on the last page of the rider.

Have the buyers initial on page 1 where noted below, initial on pages 2 & 3 where requested, and sign the last page.

THIS DOCUMENT MUST BE RETURNED WITH THE CONTRACT.

Below are the documents included in this package:

- **Lexicon Government Services (LGS) Property Condition Disclosure Statement:** Please have the buyers review and initial on page 1 of the Rider

to note that they received a copy of this disclosure. ***This document does not need to be returned with the contract.***

- **Statement Regarding Construction or LGS Lead Paint Disclosure** - Please have the buyers review and initial on page 1 of the rider to note that they received a copy of this disclosure. ***This document does not need to be returned with the contract nor signed by the buyer.***

- **Local State Disclosures** - Please have the buyers review the disclosure that the homeowner has completed with LGS signature as the buyer. Please have the buyers initial page 1 of the Rider noting they have read this. ***This document does not need to be returned with the contract nor signed by the buyer.***

- **Non-Occupant/Blank State disclosures** - Please have the buyers initial page 1 of the Rider noting they have read this, also LGS stamped as the seller- please have the buyers initial and sign this document. **THIS DOCUMENT MUST BE SIGNED BY THE BUYER AND RETURNED WITH THE STERLING LEXICON RIDER.**

- **LGS Non-Occupant Lead Paint Disclosure (if applicable, will be listed on page 1)** - Please have the buyers review and initial on page 1 of the rider to note that they received a copy of this disclosure. **THIS DOCUMENT MUST BE SIGNED BY THE BUYER AND RETURNED WITH THE STERLING LEXICON RIDER.**

- **CLUE Report** -(if applicable, will be listed on page 1)– Please have the buyers review and initial on page 1 of the rider to note that they received a copy of this document. ***This document does not need to be returned with the contract nor signed by the buyer.***

- **Inspections/Pending Inspection(s)**- **-(if applicable, will be listed on page 2)** Please have the buyers initial on page 2 of the rider that they have reviewed the inspections or are aware of pending inspections. **(Upon receipt of any pending Inspections, I will disclose those with a Rider Amendment). Inspections do not need to be returned *with the contract nor signed by the buyer.***

Thank you,