**BINSR (Buyer’s Inspection Notice and Seller’s Response) Requests**

**Address: SAMPLE**

**Response due date:**

**SAMPLE Email text:** We received the BINSR (Buyer’s Inspection Notice and Seller’s Response). It’s attached along with the inspection reports and our “BINSR Breakout”. The best way to read this is to start with the BINSR Breakout which is our simplification of what they are asking for. Don’t get too caught up in the Inspection Reports as what is in the BINSR is all that really matters to us. The rest they are accepting as is!

If we say yes to all, then they are bound in contract. If we say no, or no to some of the items, then they have 5 days to think it over and decide if they want to cancel and receive their earnest money back or go forward and repair those items themselves. We have 5 days to respond to these requests.

All termite requests must be included on the BINSR! (Don’t send termite reports or BINSRs to lenders or title. May send termite if it is a clear report and is requested by them.)

We can handle repairs without competing bids. If the seller wants bids we’ll give them the contact info and they can call and take care of it. Obviously expensive items like roofs should have an estimate first. Normally, we will do items under $300 without even getting a quote first. Tell the customer this and again, if they want quotes, give them the contact info and they can arrange and approve it themselves. This is a service we provide but we are not in the business of contracting!

**Requests:**

1. Plumbing - Estimate $150 - 200
	1. Repair leaky exterior hose bib on west side of home.



1. Handyman - $100 - 150
	1. Repair all holes in stucco and remove screws (using qualified contractor)

