
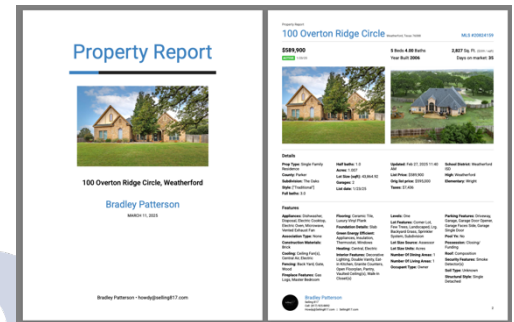
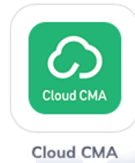


Quick Access Info for Buyer Agents

 **Property Overview –**
Use CNAT Agent app + Cloud CMA

→ Access in MLS Account










→ Access CNAT Agent ONE



Get to Know Your Home
 100 OVERTON RIDGE CIRCLE, WEATHERFORD, TX 76088

PROPERTY SPECS: **HOME PRICE: \$589,900**

 3 Bedrooms
  3 Bathrooms
  3000 Sq Ft
  1000 Sq Ft
  2 Car Garage
  1000 Sq Ft



NEARBY:


Preschools	2.3 mi
Parks	3.5 mi
Gas Station	4 mi
Movie Theater	4 mi
Supermarket	4.1 mi
Gym	5.4 mi
Hospital	5.8 mi
Dog Parks	5.9 mi
Starbucks	7.3 mi


SCHOOLS:




Wright Elementary School	2.95 mi
Hall Middle School	3.05 mi
Weatherford High School	4.17 mi

INTERNET:

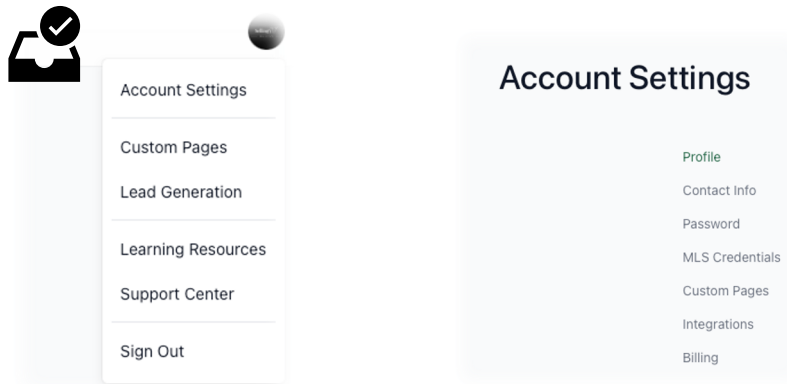
Speed of Download	1000 MBPS	1000 MBPS	-
Speed of Upload	Spectrum	AT&T	-

WALK SCORE: 3  **SOUND SCORE:** 0 

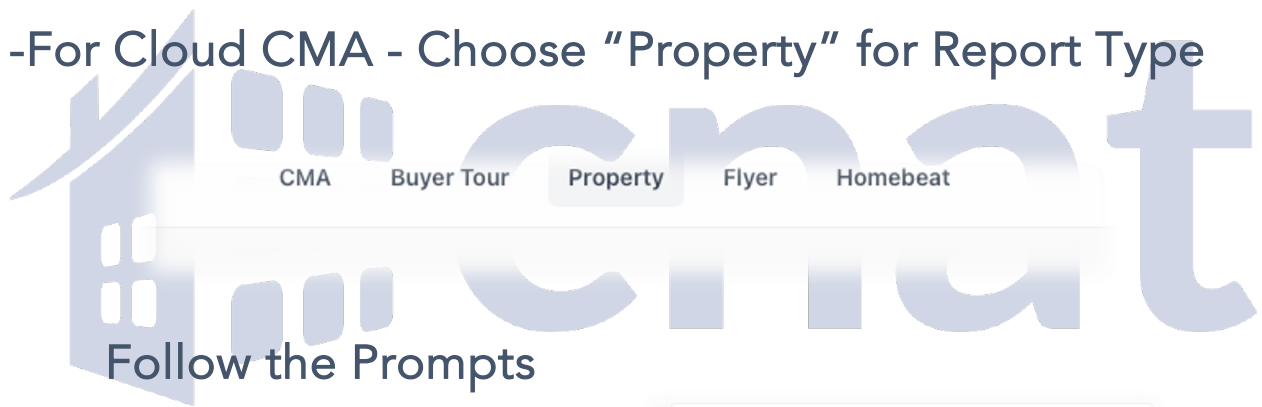
 **Bradley Patterson** | TRAC# 773276
 2405 S University Drive, Suite 200, Weatherford, Texas 76088
 817-334-1111 | BradleyPatterson@cnat.com | www.cnat.com

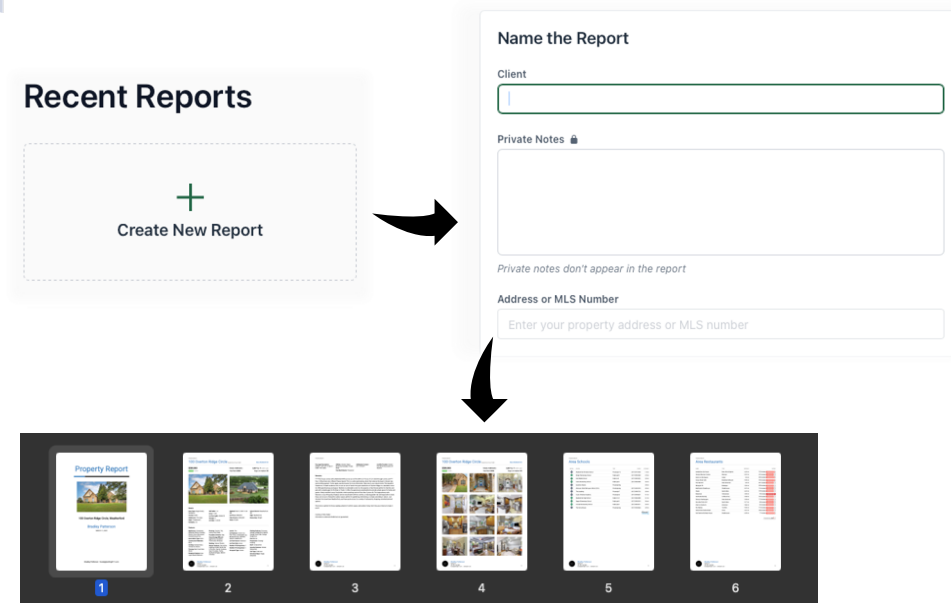
Verify Account Setup and Agent Branding



-For Cloud CMA - Choose "Property" for Report Type



Follow the Prompts



Listing Photos & Virtual Tour

- ✓ **Featured Info:** High-resolution property photos, virtual tour link
 - 🔗 **Where to Find It:** Listing photographer's website, MLS, Google Drive/Dropbox
-

Key Features & Upgrades

- ✓ **Featured Info:** Major selling points, recent updates, home features
 - 🔗 **Where to Find It:** Seller's disclosure, listing description, Cloud CMA, home improvement receipts
 - 📌 **Example:**
 - ✓ Open-concept kitchen with quartz countertops
 - ✓ Vaulted ceilings in the living room
 - ✓ Smart home technology installed
-

Buyer Agent Compensation

- ✓ **Featured Info:** Commission offered, seller concessions, any agent incentives
- Buyer Agent Commission: 3%
- Seller Concessions: Up to \$5,000 toward closing costs
- Incentives: \$1,000 bonus for accepted contract by [Date]
-

Financing & Loan Details

- ✓ **Featured Info:** Preferred lender, accepted loan types, financing options
 - 🔗 **Where to Find It:** Seller's disclosure, lender partner information
 - 📌 **Example:**

Preferred Lender: John Smith, ABC Mortgage – (555) 555-5555

Loan Types Accepted: Conventional, FHA, VA, USDA, Cash

Special Financing: **REDUCED RATE as low as 5.375% (APR 6.211%) + Free 1-0 Buy Down offered** (Terms apply, see disclosures for details)
-



Disclosures & Reports

✓ **Featured Info:** Survey, HOA documents, seller's disclosure, inspection report, termite inspection

🔗 **Where to Find It:** Seller's Documents, HOA, Inspection Company, Title Company

📌 **Example:**

📄 [Seller's Disclosure](#)

📄 [HOA Docs](#)

📄 [Survey Report](#)



Nearby Amenities & Attractions

✓ **Featured Info:** Schools, shopping, commute times, parks

🔗 **Where to Find It:** Cloud CMA + CNAT Agent ONE

📌 **Example:**

🏫 Schools: Lincoln High School, Westwood Elementary

🛍 Shopping: Town Center Mall (5 min drive)

🚗 Commute: 15 min to Downtown Dallas

🌳 Parks: Greenbelt Trail & Lakeview Park



Showing Instructions & Open House Info

✓ **Featured Info:** Showing availability, lockbox code, open house dates, pre-approval requirements

🔗 **Where to Find It:** ShowingTime, Lockbox Access, Seller Preferences

📌 **Example:**

📅 Available for Showings: Mon-Sat, 10 AM - 6 PM

🔒 Lockbox Code: Provided upon request

📌 Open House: Saturday, 2-4 PM
