



Sterling Lexicon Rider Instructions

Rider Instructions:

This document outlines how the Sterling Lexicon Rider must be completed and returned with any offer.

Sterling Lexicon Rider Execution Requirements:

- Complete the **top section of the Rider** and enter the **proposed closing date on page 5**.
- The **Listing Agent and Selling Agent** must **sign, and date** as indicated on the final page.
- The **buyer(s)** must:
 - Initial **page 1** as indicated
 - Initial **pages 2 and 3** as indicated
 - Sign the **final page** of the Rider

Submission Requirement:

- The **fully executed Sterling Lexicon Rider must be returned with the buyer's contract**.
 - **Incomplete, unsigned, or separately submitted Riders may delay the review of the offer.**

Important Reminders:

- This is a **corporate relocation home sale**.
- **Do not have the transferee (seller) sign** any contracts, amendments, or addenda.
- **Lexicon Relocation LLC d/b/a Sterling Lexicon must be listed as Seller** on all contracts and related documents.
- **SETTLEMENT AGENT REQUIREMENT** – Closing must be completed through Sterling Lexicon's designated Settlement Agent as identified in Section 12 of the Sterling Lexicon Rider. Title has already been opened. Any change to the settlement agent requires prior written approval from Sterling Lexicon.



Documents Included with This Package:

This package includes the Sterling Lexicon Rider and related disclosures that must be handled as outlined below.

Documents Included

- **Sterling Lexicon Property Condition Disclosure Statement**
Buyer to review. Buyer initials receipt on **page 1 of the Rider**.
 - *Not returned with the contract.*
- **Statement Regarding Construction or Sterling Lexicon Lead Paint Disclosure**
Buyer to review. Buyer initials receipt on **page 1 of the Rider**.
 - *Not returned with the contract.*
- **State-Specific Seller Disclosures**
Buyer to review. Buyer initials receipt on **page 1 of the Rider**.
 - *Not returned with the contract.*
- **Non-Occupant / Blank State Disclosures**
Buyer must **sign this document** and initial receipt on **page 1 of the Rider**.
 - **Must be returned with the Rider and contract.**
- **Sterling Lexicon Non-Occupant Lead Paint Disclosure (if applicable)**
Buyer must **sign**.
 - **Must be returned with the Rider and contract.**
- **CLUE Report (if applicable)**
Buyer to review. Buyer initials receipt on **page 1 of the Rider**.
 - *Not returned with the contract.*
- **Inspections / Pending Inspections (if applicable)**
Buyer initials acknowledgment on **page 2 of the Rider** confirming review or awareness of pending inspections.
 - *Inspections are not returned with the contract.*
- **Affiliated Business Arrangement Disclosure**
Required **only in AZ, CO, FL, OH, TN, and VA.**
Buyer signature required.
 - **Must be returned with the Rider and contract.**