



Online Offers Quick Reference Non-Profit and Public Entity Buyers

Introduction

Non-Profit and Public Entity Buyers interested in purchasing Fannie Mae Real Estate Owned (REO) property should utilize the HomePath® Online Offers system. Properties within the First Look Marketing Period will have a countdown clock on the property details page on HomePath.com. The presence of the countdown clock indicates the period of time reserved for negotiations with eligible buyers. The initial First Look Marketing Period is 20 days, except Nevada where it is 30 days. Eligible buyers during First Look are owner occupants, public entities and their partners, and some non-profits.

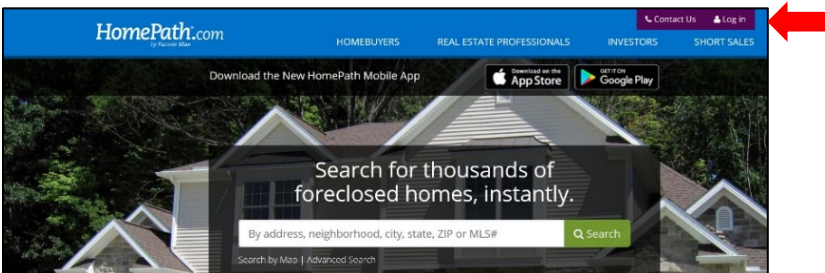
Owner occupants are those buyers that will occupy the property as their principal residence within 60 days of closing and will maintain their occupancy for at least one year. Owner-occupant purchasers are required to sign an Owner Occupant Certification as a rider to the Real Estate Purchase Addendum. A buyer purchasing in the name of a trust, purchasing as a vacation/part-time residence, or purchasing so another person or relative can live in the property will typically be considered an investor and not eligible during First Look.

Public Entity and Non-Profits should complete the following steps to search and make offers. All offers must be submitted via the HomePath Online Offers system.

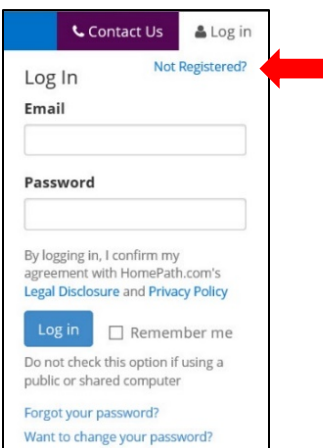
Register for HomePath

Note: Registration is required to be able to make offers on properties.

1. Go to **HomePath.com** and click the **Log in** link in the upper right corner of the landing page.



2. Select **Not Registered** on the next screen.





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- Complete the required information for registration and then click the **Register** button.

Please Sign Up It's free. Enjoy all of the features.

First Name Last Name

Email Confirm Email

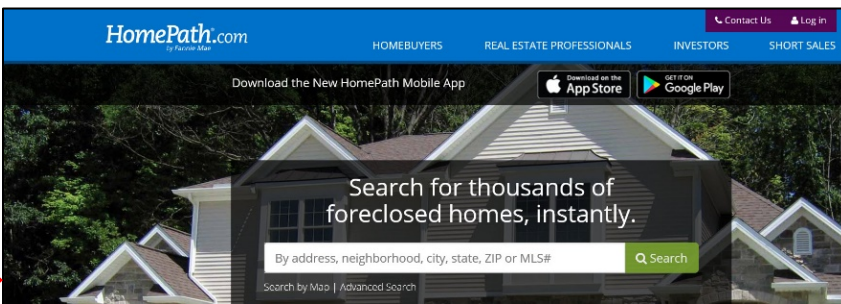
Please enter the characters in the box below and click the register button or refresh image

By signing up, I confirm my agreement with HomePath.com's [Legal Disclosure and Privacy Policy](#).

Register

Set Email Notifications

- Log in to HomePath with your email address and password and click the **Advanced Search** link under the **Search** field.



- Enter your target zip code in the **Location** box, select any additional filtering criteria, and then click the **Search** button.

Advanced Property Search

Location

Price (\$) Minimum Maximum

Bedrooms **Bathrooms**

Living Area No minimum No maximum

Real Estate Owned (REO) ID **Multiple Listing Service** (MLS) ID

Property Type

- Single Family
- Condo
- 2-4 Units
- Manufactured Housing

Property Status

- Active
- Just Listed
- Back on Market
- Price Reduced
- Under Contract
- Coming Soon

Other

- Open House
- Properties eligible for First Look
- Tenant Occupied
- Auction
- Incentives

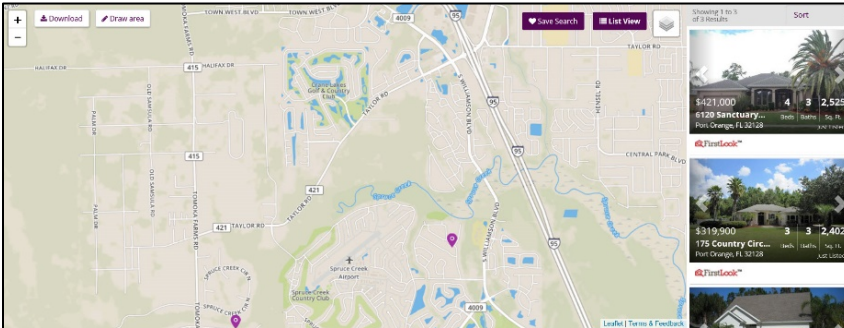
Search

- A list of current properties that meet your criteria will display.



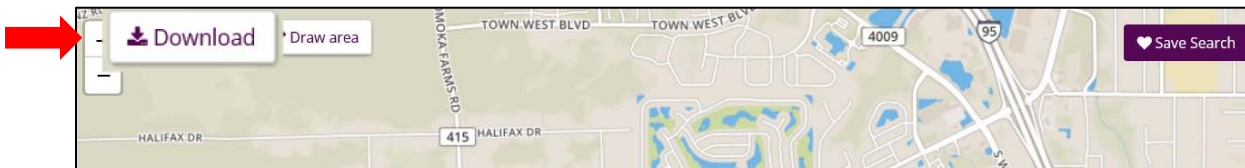
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3. If more than one listing is found, select the property in the search results by clicking the address.



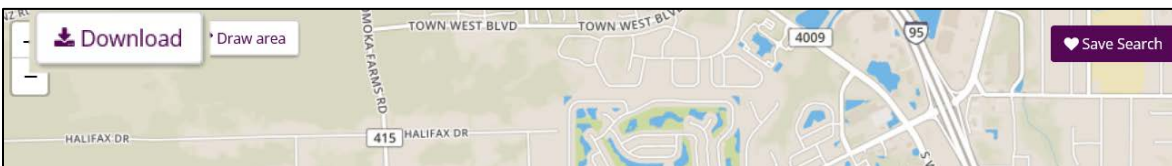
Note: You can download the complete list of properties to an Excel file. If you do not wish to download the list, skip to step 5.

4. To download, the list of properties, click the **Download** button.

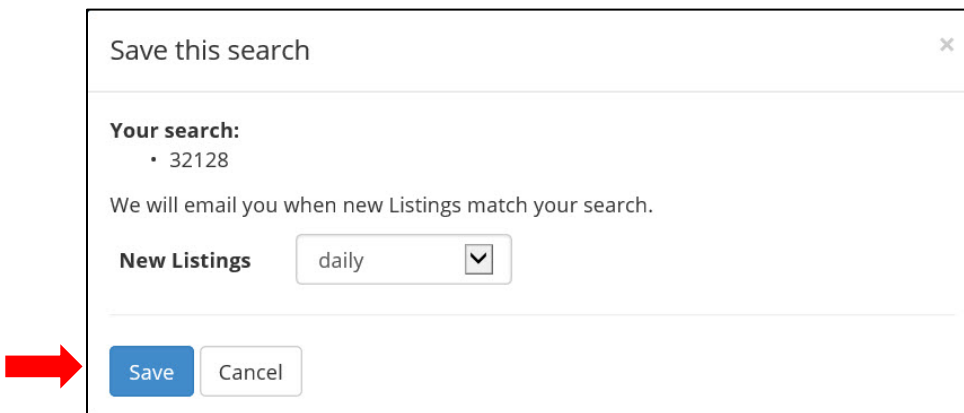


- You will be prompted to log in and agree to HomePath downloading terms, if you have not already done so, in order to complete the downloading process.

5. Click the **Save Search** button.



6. Select the frequency of email notifications and click the **Save** button.





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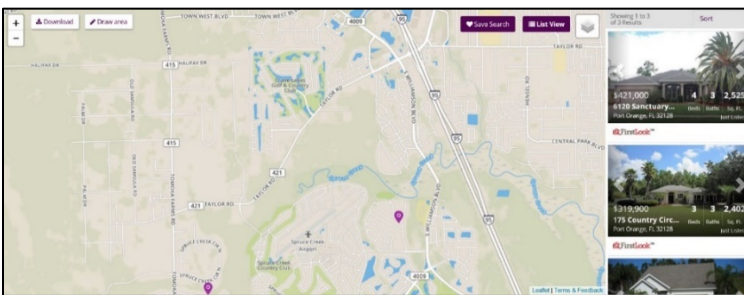
- You will then receive email notifications when properties meet the criteria that you saved in your search.

Make an Offer on a Fannie Mae Property

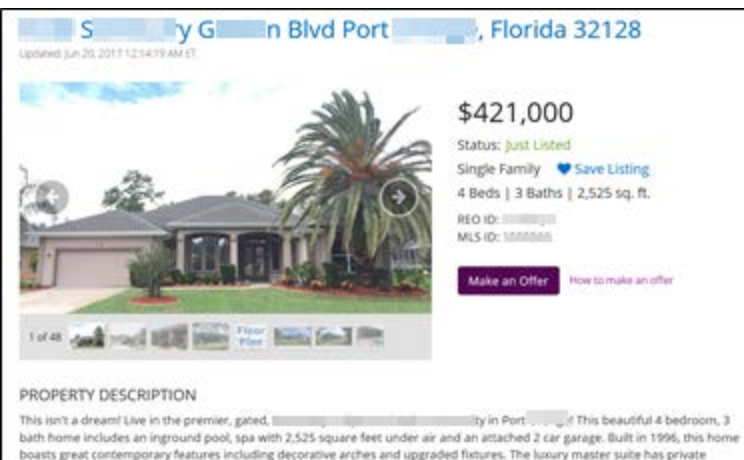
- On HomePath, enter the address, zip code, or MLS number in the **Search** field and then click the **Search** button. You can also click the **Search by Map** link to display search results on a map or **Advanced Search** for more search options.



- The results page displays with a list of properties.
- If more than one listing is found, select the property in the search results by clicking the address.



- Review the listing details to confirm that you've located the correct property, and then click the **Make an Offer** button.





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- You will be automatically prompted to register. Click the **Register Now** button.

Real Estate Agents
You must register with HomePath to take advantage of Online Offer functionality.

- If you are new to Online Offer, please [Register Now](#).
- If you are already registered for Online Offer, please [Log In](#).
- If you have an account on HomePath for Property Alerts, please [Log In](#) and complete the Online Offer registration form.

[Register Now](#) [Log In](#)

Potential Home Buyers
All offers for HomePath properties must be submitted through a licensed real estate broker/agent. You may select a licensed real estate broker/agent of your choosing.

To contact the listing broker/agent:
 JO [redacted] SFR
 [redacted] RD #300
 Port Orange, FL 32127
 Phone: [redacted]
[E-mail agent about this listing](#)

- Complete all required fields (*), and then click the **Create Account** button.

Agent Registration Please provide your information below

First Name Last Name

Email Confirm Email Cell Phone Fax

Company (Agency/Broker) Contact Number

Address City State Zip Code

Real Estate License Number Real Estate License State

I have read and agree to HomePath [Terms of Use](#)

[Create Account](#)

Please add noreply@homepath.com to your safe sender or contacts list to receive status updates on your offers.

- Review your registration information. If there are any errors, click the **Edit** button and make any necessary corrections. When you are finished, click the **Confirm** button.

Agent Registration Review

Company Contact Information		Contact Information	
Company (Broker/Agent):	Sample Realty	First Name:	Selling
Contact number:	(123) 456-7890	Last Name:	Agent
Street Address:	53 Sample Realty Lane	Cell Phone:	(123) 456-7890
City:	Sampleville	Email:	selling@samplerealty.com
State:	TX		
Zip Code:	75254		
Real Estate License Number:	123-123123123		
Broker/Agent License State:	TX		

[Confirm](#) [Edit](#)

- Your HomePath.com Online Offers account is now created and your temporary password will be emailed to the address you provided.



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Resources

For more detailed information regarding the Online Offers process, go to the [Online Offers Guide for Public Entity and Non-Profit Buyers](#).