Offer Instructions
Sale Listing

Documents Required:

- As Is Sale and Purchase Contract (Far/Bar Asis-7 12/2024)
- Condominium Rider CR-7 12/2024 (if applicable)
- Lead Based Paint Disclosure (if applicable)
- Wire Fraud Advisory
- Proof of Cash to Close If Cash Offer (Not older than 30 days)
- Pre-Approval Letter and Proof of down payment if financing (Not older than 30 days)
- MLS Sheet
- Signed Seller Property Disclosure (if Seller Disclosure in attachments)

Terms:

- Inspection period seven (7) days Max
- Financing period 30-45 days Max – Cash deals 30 days max
- Closing 30-45 Days
- Initial Deposit - Five Percent (5%) of Purchase Price
- Additional Deposit - Five Percent (5%) of Purchase Price
- Seller will not make any repairs, concessions, or credits after inspections
- Seller will not reduce price to appraised value. Buyer must pay the difference or can cancel the contract.
- Property is being sold As Is with Buyer right to cancel.
- Do not put "Owner of Record" on contract. Please see iMapp or Property appraisers' office for owner's name or ask listing agent.
- Offers **MUST BE FULLY COMPLETED** (all pages), readable and signed/initialed by Buyer. Agents, please include your full information including License number on the contract
- Seller Disclosure – If Seller Disclosure is available check attachments – If none, it will not be provided as seller never lived in the unit.
- If tenant information is in Remarks or Broker Remarks, please check "Subject to lease" – Clause 72 (As Is Contract)
- If Financials/Budget, Sale Application is available it will be in MLS attachments. If not, Contact Association/HOA directly.
- Send offers to **listings@brokermiami.com**
- **COMMUNICATION REGARDING YOUR OFFER** - We will email you information regarding your offer so please check your email frequently. If we have multiple offers, we will alert you (typically via email). If your offer is accepted, we will send you the contracts via email.

- **ONCE WE HAVE WRITTEN ACCEPTANCE -** You will be notified by email and a copy of the contract and all addendums with seller's signatures will be emailed to you. You will need to deposit the EMD check in escrow and email us Escrow Letter as per contract.
- **BUYERS INSPECTIONS** – Upon acceptance Buyer must complete property physical investigations and inspections. You need to email us to schedule your inspections. Once completed, copies of inspection reports must be emailed to listing agent (if applicable).

Disclosure: All information the listing agent has provided has been based on public records or past MLS history and has not been confirmed by our office or agents. The buyer is solely responsible to investigate all matters regarding this home. It is understood that the buyer's agent is responsible to confirm any information provided in the MLS or through any other sources prior to submitting this offer. Listing agent does not guarantee square footage, age, property boundaries, property condition, systems, maintenance fee, association fee, reserves, acreage, lot size or anything related to Condominium or HOA.

I HAVE READ AND UNDERSTOOD ALL THE INFORMATION CONTAINED IN THIS INSTRUCTIONS:

Buyer Name: _____

Buyers Signature: _____

Date: _____

Buyer Name: _____

Buyers Signature: _____

Date: _____

Buyer's Agent Name & Lic. #: _____

Buyer's Agents Signature: _____

Date: _____