

OFFER GUIDELINES

OFFER GUIDELINES & INSTRUCTIONS TO AGENTS WHEN SUBMITTING AN OFFER

PLEASE READ THE FOLLOWING INSTRUCTIONS IN ITS ENTIRETY PRIOR TO SUBMITTING AN OFFER:

****NO SIGHT UNSEEN OFFERS****

- *ALL OFFERS ARE TO BE PREPARED ON THE **AS IS CONTRACT**
- *SUBMIT ONLY A FULLY EXECUTED PURCHASE OFFER, COMPLETE WITH CORRECT DATA, OFFER INFORMATION, ALL APPLICABLE ADDENDUMS AND REQUIRED FINANCIAL INFORMATION AS NOTED BELOW. **MUST INCLUDE SIGNED BBA**
- *INCOMPLETE/INCORRECT OFFERS OR OFFERS MISSING INITIAL AND/OR SIGNATURES PRE-APPROVAL, DU AND/OR POF WILL NOT BE SUBMITTED TO THE SELLER UNTIL COMPLETION, CORRECTIONS, AND ALL SIGNATURES/INITIAL IN PLACE
- *DEPOSIT: MINIMUM 5% OF THE PURCHASE PRICE - INITIAL DEPOSIT MUST BE WITHIN 3 DAYS OR LESS OF EFFECTIVE DATE **(DEPOSIT MUST BE COLLECTED BEFORE INSPECTIONS ARE CONDUCTED)**
- *INSPECTION PERIOD: 7 DAYS OR LESS
- *TIME FOR ACCEPTANCE: **PLEASE ALLOW 48 BUSINESS HOURS / 2 BUSINESS DAYS FOR THE SELLER TO REVIEW / ACCEPT OFFER**
- *OFFER WILL BE PRESENTED AND NEGOTIATED DURING REGULAR BUSINESS HOURS
- ***DO NOT USE SATURDAY, SATURDAY, OR A HOLIDAY AS THE OFFER ACCEPTANCE DEADLINE**

TYPE OF OFFER**REQUIRED DOCUMENTS****CASH****CURRENT PROOF OF FUNDS**

SUFFICIENT TO COVER PURCHASE PRICE

FINANCEPRE-APPROVAL LETTER **VERIFIED BY LENDER**
INCOME, TAX RETURNS, ASSETS AND CREDIT.
NO "CREDIT ONLY" OR PREQUALIFICATION
LETTERD WILL BE ACCEPTED.PROOF OF FUNDS SUFFICIENT TO COVER THE
DOWN PAYMENT AND CLOSING COSTSPRE-APPROVAL MUST BE ACCOMPANIED
WITH THE **DU FINDINGS**. IF THIS CANNOT BE
PROVIDED BY THE LENDER, THE BUYER WILL
NEED TO OBTAIN A PREQUALIFICATION FROM
SELLER DESIGNATED LENDER.

PLEASE NOTE THAT BUYER'S AGENT CANNOT TAKE ANYONE TO THE PROPERTY WITHOUT PRIOR NOTIFICATION AND APPROVAL BY THE LISTING AGENT. BUYER'S AGENT MUST ACCOMPANY THE BUYER TO THE PROPERTY AT ALL TIMES. BUYER'S AGENT CANNOT LEAVE ANY PERSON ALONE AT THE PROPERTY UNATTENDED UNDER ANY CIRCUMSTANCE.

PLEASE EMAIL COMPLETE OFFER TO: Connie@ConnieCabral.com

BUYER'S AGENT SIGNATURE _____