



Offer Guidelines

Instructions for *Buyer's Agent & Buyer*

Thank you very much for your interest in my listing. In order for the transaction to flow as smoothly and as quickly as possible, please: read, complete, and fully follow the Seller's Guidelines below.

*Complete offer packages must be submitted in one PDF to:
info@GreenRealty.net*

Contract Requirements

- Contract price within parameters of current market value. Low-ball offers will not be considered by seller.
- Submit only a fully executed sales and purchase agreement, complete with correct data, offer information, ALL applicable addenda, and the required financial info stated below.
- **Incomplete/incorrect offers or offers missing initials and signatures, and/or POF, will NOT be submitted to seller until completion, corrections, and all signatures/initials are in place.**
- **No offers sight unseen** (buyer or buyer's representative must view the property prior to making offer)
- Offers to be on Far-Bar AS-IS (current version)
- Deposit: MINIMUM 10% deposit made in **one single deposit**.
- Financing: Put check-mark Line 88
- Add seller paid charge to Line 141, Other: **\$395 Transaction Fee**
- Inspection Period: Put "0" on Line 261
- Time for Acceptance: Allow 48 business hours / 2 business days for seller to review/accept offer.
- DO NOT use Saturday, Sunday or a holiday as the offer acceptance deadline.
- Choose Tuesday, Wednesday or Thursday as a closing date. DO NOT use "on or before".
- Offer will be presented and negotiated during business hours.
- Cash offers: Submit Proof of Fund sufficient to cover the the purchase and closing costs.
- POF can be a recent bank statement or a screenshot from a US financial institution.
- **It is recommended that the closing agent below is selected along title option on lines 172 or 174.**
 - SafeKey Title & Closings, LLC 2900 Glades Circle, Ste 750 Weston, FL 33327 (954) 659-2220
jharris@strocklaw.com
- DO NOT add any references to broker compensation on any page of the sale contract between the buyer and seller. Any offer of compensation MUST ONLY be in a separate compensation agreement.

Property Access

BUYER'S AGENT MUST ACCOMPANY THE BUYER TO THE PROPERTY AT ALL TIMES. BUYER'S AGENT CANNOT LEAVE ANY PERSON (BUYER, INSPECTOR, CONTRACTOR, ETC) ALONE AT THE PROPERTY. UNDER NO CIRCUMSTANCE CAN THE BUYER'S AGENT GRANT ACCESS TO THE PROPERTY TO THE BUYER, INSPECTORS, CONTRACTORS OR ANY OTHER PARTY WITHOUT SELLER'S WRITTEN PERMISSION TO BE PROVIDED BY THE LISTING OFFICE. BUYER'S AGENT CANNOT TAKE ANYONE TO THE PROPERTY WITHOUT PRIOR NOTIFICATION TO AND WRITTEN APPROVAL BY THE LISTING OFFICE.
BUYER'S AGENT MUST ATTEND AND REMAIN PRESENT FOR THE ENTIRE DURATION OF ANY VISIT TO THE PROPERTY.

BUYER SIGNATURE

BUYER SIGNATURE

AGENT SIGNATURE

Buyer's REALTOR information:

Name: _____ License: _____ Office Name: _____ Email: _____ Phone #: _____