Offer Instructions

1. **Seller Name is:** IH3 Property Florida LP
2. **All offers must be submitted at the link below**, where you can request all desired purchase terms including seller concessions. Buyer's Brokers are Welcome!
   **No purchase agreements will be executed without a compensation agreement.*

   https://transactions.entera.ai/o/dkx3xh3r3
3. Seller approved special disclosures for Buyer's Broker will be securely delivered upon completion of the requested information at the following link:

   https://transactions.entera.ai/l/dkx3xh3r3
4. **Seller will only accept the "As-Is" FARBAR Contract**
5. The seller only conducts business **Monday through Friday** during normal/standard business hours.
6. Property will be conveyed as-is, where is. Please add text to the Special Provision stating: **"The property will be conveyed as-is, where-is, and the seller will make no repairs."**
7. Pre-approval letter or **POF** is required for an offer to be considered.
8. We recommend that all offers be submitted at their highest and best. The seller may or may not request the highest and best offers prior to acceptance.
9. All pages of the offer, including proof of fund, addenda, and the seller's addendum, must be merged into a **single PDF document** and **submitted as a single PDF document.** *(*https://www.ilovepdf.com/merge_pdf *is an excellent pdf merge tool that is free to use.)*
10. **Inclusions and Exclusions:** Please state **"Property Conveyed As Is/Where Is"** for each.
11. **Refrigerator, Washer, and Dryer**: If present, these items are intended to remain with the property, however the seller cannot assure this. If these items remain on site until closing, the seller will gift them with no bill of sale and no warranty or guarantee
12. **Earnest Money Amount**: Should be no less than 1% of the total proposed purchase price. *(This is a minimum amount and higher amounts will increase the strength of the offer.)*
13. In this transaction, the Seller has elected to designate Mainstay National Title as the closing agent. In compliance with applicable federal guidelines under RESPA, the Seller will be covering the cost of the owner's title insurance policy.

Title & Abstract Agency of America, Inc.
Tiffany Larivaud - Closer
813-405-4276
4902 Eisenhower Boulevard, Suite 295 Tampa, FL 33634
tlarivaud@logs.com

14. Provide at least a **5 DAY RESPONSE PERIOD** for all offers.

15. **Closing Date**: 21 to 45 days recommended.

16. **Line 172 (i) - Please select Seller shall designate Closing Agent and Pay for Owner's Policy and Charges.**

17. **Survey:** On Additional Terms, write in: "**Property to be Conveyed via Special Warranty Deed"** **This is non-negotiable*

18. **Property Inspections**: Seller will allow up to a **10-calendar-day** diligence period.

19. **Listing Broker's Information**: Please complete the Listing Broker Information Section using the information below:
    - **Firm Name**: Entera Realty LLC
    - **Firm License:** CQ1055728
    - **Listing Agent Name**: Robert Salmons
    - **Listing Agent's License Number: BK3411252**
    - **Phone:** 888-216-6364
    - **Office Address:** 820 Gessner Dr. Suite 340
    - **City, State, Zip:** Houston, TX 77024
    - **Email**: RSFL@enterarealty.com
    - **Listing Agent is working as Seller's Agent**

20. **If your offer is contingent:** Buyer's home must be actively listed in order for the seller to consider the offer and the following language must be added to the Additional Terms/Provision section

    "Buyer's property must be under contract within 20 days of this transaction's Effective Date. If it is not, Seller may terminate with no penalty and Buyer shall have their earnest money returned.

21. If the property says **Active in the MLS**, then the seller is **still accepting and considering offers**. Please don't contact our team to inquire.

22. Our agents **can NOT provide information about other offers** including whether or not other offers have been received. We understand that your client(s) would like this information. Our client prices competitively, so we suggest informing your client(s) that there will likely be broad interest and multiple offers for the listing.