

***** Please Note:**

- We are VERY prompt marking status as Pending...etc... You DO NOT need to call us to ask if the property is still available
- You will find the Seller's Disclosure, Survey, T-47 & our [Loan Approval Information & Verifications](#) Letter available in the MLS
- Please attach a signed [Buyer's Loan Approval Information & Verifications](#) Letter to the offer

Suggestions For Presenting an Offer On This Property

Lenny Schwartz, REALTOR® with eExecutive Realty

We Encourage The Use Of [DocuSign](#) in *Conjunction* With [ZipForms](#)

PLEASE BEAR IN MIND THE FOLLOWING INFORMATION WHEN MAKING AN OFFER:

Print Very Very Clearly. Please make certain the contract is VERY legible. Better yet.... Use [DocuSign](#)!

Names of Buyers: *Make certain that the names on the contract match the names on the lender approval letter.*

Buyers Approval: In *ADDITION* to the Buyer's Loan Approval Letter... Please attach a copy of our [Buyer's Loan Approval Information & Verifications](#) Letter signed by the Buyer's Loan Officer

Closing Date: The date in paragraph 9 is NOT a closing date... it is an expiration date for closing & funding... ANY extensions from this date may require additional earnest money as well as \$\$ per day for any extensions... extensions are at sellers discretion. Make certain ALL parties involved on the Buyer's side are aware of this ABSOLUTE deadline. If sellers are occupying the property... we recommend that the following line be added to paragraph 11: ***"Buyer & Seller agree that the SCHEDULED closing date be 5-10 days PRIOR to the date in paragraph 9"*** (this allows for extensions due to lender issues without requiring seller approval for an amendment)

THE SELLER RECOMMENDS THAT OFFERS INCLUDE THE FOLLOWING:

ONE TO FOUR FAMILY RESIDENTIAL CONTRACT:

Paragraph 5: 1% of 3C (minimum of \$1,000)

Paragraph 6a: Independence Title (we prefer arboretum office)

Paragraph 6c1: 5 and Buyers Box Checked (we always have the survey and T-47 online in the MLS)

Paragraph 6dii: 5

Paragraph 9: Must be no more than 45 days from offer date (paragraph 9 is NOT the closing date, it is the expiration date)

Paragraph 11: "Buyer/Seller agree that the SCHEDULED closing date be approximately 5-10 days PRIOR to the date in paragraph 9" ... If Occupied: "Seller can lease back for up to 5 days after closing/funding at buyers daily piti"

Paragraph 16: should have first box checked: [x] will

Paragraph 23: Termination Option: we prefer $<r=7$ days. (approx 1/10 of 1% of Sale Price for 7 days and 2/10 of 1% for 10 days) (at time offer is presented... it would be wise to choose an inspector that has some scheduling flexibility... we also recommend using an inspector that has their own supra key for easy access)

THIRD PARTY FINANCING CONDITION ADDENDUM: Must have $<=10$ days in first paragraph.

HOA Addendum (if required): A1 needs to be at least 20 days (it takes title company 10-14 days to get these docs)