

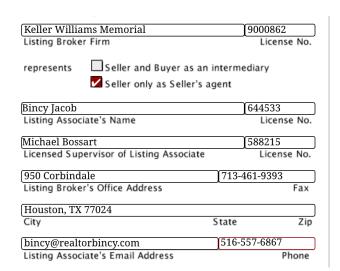
OFFER GUIDELINES

PLEASE INCLUDE SIGNED ADDENDA, DISCLOSURES AND NOTICIES FOUND IN DOCS AS WELL AS BUYER'S PREAPPROVAL OR PROOF OF FUNDS.

An incomplete offer will NOT be accepted.

1.	Address:
2.	Seller(s):
3.	Legal Description:
4.	Paragraph 2D, Exclusions:
5.	Paragraph 5: Earnest Money shall be 1% of sales price
6.	Title Company:

- 7. Paragraph 6A8, Title Policy: if survey is to be amended, it is at buyer's expense
- 8. Paragraph 6C, Survey: buyer expense in 15 days if existing survey is not acceptable for any reason and/or if there is not a survey available.
- 9. Paragraph 6D, Objections: not more than 3 days
- 10. Paragraph 21, Notices: complete with buyer's phone number and email address
- 11. Paragraph 23: \$350 option fee for 10 day option period
- 12. Page 9 information:



- 13. Financing Addendum: not more than 15 days
- 14. HOA Addendum
 - a. Paragraph A, check box #4
 - b. Paragraph C, \$250
 - c. Paragraph E, check buyer
- 15. Environmental Addendum: days to match option period
- 16. Preapproval/Proof of Funds: MUST be submitted with offer
 - a. Must be dated within last 45 days
 - b. Must include Name of loan officer, NMLS ID number, and phone number and be on institution letterhead
- 17. Please check the MLS for additional documents to be signed by your buyer including:
 - a. Seller's Disclosure
 - b. Notice to Purchaser of Real Property in a Water District
 - c. Broker Required Forms
 - d. Initial & date survey & T47 (if available)
 - e. Lead-Based Paint Addendum (only for houses built before 1978)

Send all offers and correspondence to:

Listing Agent Bincy Jacob
Bincy@RealtorBincy.com

Executive Assistant Lourdes Solano Lourdes@RealtorBincy.com

For additional auestions or to confirm receipt, please text 516.557.6867 or 832.848.0101

