

PURCHASE OFFER INSTRUCTIONS



Please review with all buyers and provide the following:

- Please provide Conditional Approval Letter or "Proof of Funds" letter for a cash offer. If a buyer needs a referral of a lender, we would be happy to provide one.
- Copy of earnest money check (1% of Sales Price)
- Copy of Option check (if applicable)
- Seller's Disclosure Notice
- Lead Based Paint Disclosures (if applicable)
- Water District Notice (if applicable)
- Addendum for Homeowner's Association (if applicable)
- One to Four Family Residential Contract
- Third Party Financing Addendum (if applicable) Non-Realty Items Addendum (if applicable) Please check MLS for any exclusions.
- Special Provisions - Seller will provide one year basic home warranty with Fix'd.

Please Note:

- Option fee and earnest money should be delivered to and receipted by the title company. We can arrange for pick up by the title company as well.
- Buyer will receive the keys once funding occurs.

Thank you for your interest in our listing.

If you have any questions, please call John at (713)530-3877.