

Offer Instructions

1. The seller of this property is a corporation with **very strict offer requirements**.
2. Any offer that does not comply with **each and every** requirement stated in these instructions will be automatically declined.
3. The seller only operates **Monday through Friday** during normal business hours.
4. **Responses to your offer may be delayed.** If your client is not in a position to accept these delays in the offer evaluation and transaction process, we recommend that they remove their offer from consideration.
5. Pre-approval letter or **POF** is required for an offer to be considered.
6. If the property is Active on the MLS, then the seller is still accepting and considering offers.
7. Our team will not inform you if we have received additional offers or give you any indication of what offer your client should make.
8. Each offer should be made at its highest and best, as the seller may not call for highest and best offers prior to acceptance.
9. We are required to list the property, **although it may not be ready for showing for a variety of reasons**, including renovations. If Showingtime is not able to schedule your showing request, no one else will approve it. **Do not contact our office to attempt to schedule a showing directly.**
10. All pages of your offer, proof of fund, finance 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.)

11. All offers must be submitted at the following link:

<https://my.brookermint.com/offers/88a05f1567/new>

12. Survey: Seller does not have one, and the buyer must purchase their own.
Please check 6C2.

Buyer to pay for additional title survey coverage if needed.

13. Closing Date: 30 to 45 days recommended.
Please avoid Thursday closings.

14. Option Fee/Option Period: Seller requires a \$500 option fee and will allow up to a 14-day option period. This is non-negotiable. The title company will provide an overnight FedEx label for EM and option fee at no charge. The seller may need time to de-winterize homes and get utilities on for inspection. These items will be scheduled once a binding contract is reached. DO NOT SCHEDULE INSPECTIONS until you have been informed that these services are complete. If these services cause delays, the seller will accommodate an extension of the option period in most cases.

15. Paragraph 2D needs to have “As Is/Where Is”

16. Paragraph 6D needs to be filled in ex. “residential use”

17. Paragraph 21: Please insert text on seller’s side:

23975 Park Sorrento, Suite 300
Calabasas, CA 91302

18. Paragraph 22: Check “Other (list)” checkbox, add “AH4R Seller’s Addendum, AH4R Covid-19 Addendum”



19. Page 10 – Listing Broker Information must be completed as follows:

Entera Realty LLC	9007137	
Listing Broker Firm	License No.	
represents	<input type="checkbox"/> Seller and Buyer as an intermediary	
	<input checked="" type="checkbox"/> Seller only as Seller's agent	
Robert Salmons	473731	
Listing Associate's Name	License No.	
Team Name		
listingteam@enterarealty.com		
Listing Associate's Email Address	Phone	
Robert Salmons	473731	
Licensed Supervisor of Listing Associate	License No.	
12465 Memorial Dr. Suite F1 #465		
Listing Broker's Office Address	Phone	
Houston	TX	77024
City	State	Zip

20. HOA: Seller prefers to use HOA addendum attached in MLS and for Box #2 or #4 to be checked under Paragraph A. A box under Paragraph E must also be checked. Seller prefers for “Buyer” to be checked.

21. Non-Realty Items Addendum: Add the text “where-is, as-is” after each item.

22. 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 in Special Provisions:

“Buyer/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.”

23. The seller is a corporate seller and has a preferred title company, please leave this blank on the contract.