

Thank you for your client's interest in this home. ***The seller desires simplicity, clean terms and as stress-free a transaction as possible.***

Please use the following guidelines to submit your offer:

- **Submit the offer to cltooffers@orchard.com or rdoffers@orchard.com**
 - Submit in one complete **PDF form** with all applicable disclosures attached
 - Do not share Remine, DocuSign, Transaction Desk or Dotloops
 - Use NCAR promulgated contract forms, if possible
 - All agent & firm information should be completely filled out to include:
 - Orchard Brokerage, LLC,
 - Firm License # C33290
 - 31 W. 27th St. 4th Floor New York, NY 10001
 - You will receive confirmation that Orchard is in receipt of your offer within 24 hours
 - Multiple offer deadlines will be updated in the Private Remarks in MLS
 - Buyer letters to the seller will not be taken into consideration with any offers. Please do not submit.
- **Due Diligence:**
 - Max of 21 calendar days is preferred
- **Proof of Funds / Pre-approval letter:**
 - Offer must be accompanied by one of the above
 - Should include name(s), contact information for lender (e-mail & phone)
- **Closing Attorney & Holder of EM:**
 - Brady & Kosofsky is preferred
- **Closing:**
 - Within 30 days is preferred
- **Offers over list price:**
 - Include an Appraisal Waiver/Addendum indicating buyer is responsible for the difference in the event of an appraisal discrepancy
 - Include proof of funds for this difference

Additional Details and Information:

- ALL showings, inspections and appraisals will be scheduled through ShowingTime
- Seller strongly prefers concessions in lieu of repair requests
- If the legal owner is Orchard Property, LLC, and you are using FHA financing, the property may be subject to the 90-day FHA flip rule.