

YOUR HOME BYCARLA

CARLA VAN DER MERWE

SUGGESTIONS TO WRITE AN OFFER

For your ease of reference and to speed up the process I am including the following suggestions and ask that you provide:

- One to Four Family TAR Residential Contract. Please Check MLS for any Exclusions.
- Sellers are Joachim Uwe Kurfurst and Annatjie Kurfurst.
- Conditional Lender Approval Letter showing interest rate offered. Please include the lender's phone number and address.
- Proof of funds if a cash offer.
- Text me at 719 2329725 for preferred title company if seller pays.
- Third Party Financing Addendum (if applicable)
- Water District Notice signed by buyer (if applicable)
- Addendum for Homeowner's Association (if applicable)
- Non - Realty items (if applicable)
- Seller's Disclosure notices signed by buyer.
- Earnest money is suggested at 1% of offer price.
- Option period is suggested at \$50 per day with maximum of 7 days.
- No more than 21 days on Third Party Finance Addendum. 18 days if less than 30 days close.
- Paragraph 21 fully completed with Buyer's information.
- Complete page 10 – Listing Broker information - with the following:
 - Broker Firm- Walzel Properties, lic # 9004621
 - Listing Associate's name- Carla Van Der Merwe lic # 719165
 - Team Name – Rose Realty Team
 - Listing Associate's email – yourhomebycarla@gmail.com 7192329725
 - Licensed supervisor: Shelly Walzel, Lic # 469868
 - Listing Broker Address – 19427 Champions Forest # C, Spring, 77379

Please email your offer and paperwork to me at: yourhomebycarla@gmail.com. In subject line mention "offer" and address. You are also welcome to txt me on 719 2329725 that an offer is being send so I can confirm receipt faster.

Wire Fraud Alert: Please beware that criminals are targeting Real Estate Transactions.