

OFFER INSTRUCTIONS:

Please email contract to Transaction Coordinator

- Transactions@madisonfineprop.com
- Sending Your Contract: When emailing your contract, please place the property address in the subject line for a quicker response.

1. Purchase Price of Offer

2. Earnest Money

Please ensure that the earnest money
is at least 1% of the sales price.

3. Option Period (number of days - OP fee)

Option fee can be delivered to the Title company
if it complies within the day's option fee should be delivered.

4. Closing Date?

5. Preferred Title Company

South Land Title
Meaghan Brown

6. If Cash Offer - Proof of Funds required

7. If Financing - Pre-approval required

8. Property Survey

Please check number two (#2, Buyer will purchase)
under the survey section. If Seller has an existing survey, it will be in the attachments.

520 Oxford renovations Completed 2021/2022:

- 1. Complete kitchen reno (and squared off arches/added wood beam)**
- 2. New front porch up and down (brick)**
- 3. New fireplace brick and mantle**
- 4. New front door**
- 5. New stair railing**
- 6. New light fixtures and fans throughout**
- 7. New hardware throughout (and bathroom hardware)**
- 8. New AC units**
- 9. New roof**
- 10. Whole house water filter and softener with an under sink Reverse Osmosis drinking water filter**