

~Offer Instructions~

- Please submit all offers to Clairece.Brown@wmrealty.homes as one PDF and on TREC forms.
- No signing invitations, please.
- The Seller is a foreign investor; **there will be response time delays!!!** I will communicate the offer status as soon as an update is available. Please set your Buyer's expectations accordingly.
- Due Diligence periods of **7+** days is acceptable due to potential response times being delayed.
- **>>>>The seller will not provide a survey.<<<<**
- **Minimum closing time-frame of 30 days.**
- Pre-approval (with lender contact info – email and phone) or Proof of Funds letters must be included with the offer.
- The minimum suggested Earnest Money deposit is 1% of the purchase price.
- **>>>Closing will be with Lawyers Title<<<<** – 5700 Granite Pkwy Ste. 370, Plano, TX 75024
- In a multiple offer situation, the Seller may or may not call for highest and best.
- Buyer financing and appraisal contingencies shall not be longer than **21** days.
- Please do not include escalation clauses.
- Please include the following special provision:
 - *“If the final day of the option period falls on a Saturday, Sunday, or Federal holiday, it is extended to the end of the next business day.”*
 - *“Buyer and Seller agree that if a T-47 is required, notarized T-47 will be provided at closing”.*

Do not send personal/love letters from your client, as this could put the Seller or Agent in a position of violating Fair Housing Law.

Please reach out to me with any questions. I can be reached **Monday-Friday** at (469) 412-5411, between the hours of **8am – 5pm**. Text or email is best.

****We are closed Saturday and Sunday****