



Instructions for Submitting Offers

Listing Broker: Keller Williams Memorial Lic:# 9000862

Licensed Supervisor: Mitchel Rainey Lic.# 601107

Listing Agent: Patricia Brand Lic:# 640952

Paragraph 5, 1% Earnest Money, if paying cash 5% Earnest Money

Paragraph 6A8, Title Policy: If the survey is to be amended, it is the buyer's expense.

Paragraph 6C, Survey: If a new survey is required by lender shall be at the Buyers expense.

Paragraph 6D, Objections: No more than 3 days.

Paragraph 23: Option Period , no more than 10 days at \$25/Day.

1. Offers must include an Approval Letter from lender with interest rate and verified income/assets. Lender contact information must be presented on the letterhead or within a signature on the document.
2. No more than 21 days on the Third Party Financing Addendum Earnest money and option money must be in certified funds.
3. Buyer must sign all addenda and notices from MLS (Seller's, Disclosure, HOA, MUD, etc.) or offer will not be accepted.
4. Option Period max is 10 days \$. Option and Earnest check must be delivered to Title Company. If option check is not received within 72 hours, no valid option period per Paragraph 23 of the Contract.
Please email all offers to pbrandrealty@gmail.com and with the subject line Offer (then property address).

Please copy my assistant, Nicolle, at info@brandrealtyteam.com on all correspondence, Thank you
