

# OpenExchange

## Offer Guidelines and Seller's Preferences

Thank you for submitting your offer on our listing, please review the offer guidelines and preferences before submitting an offer. We are looking forward to working together!

### IMPORTANT NOTES

- Seller will not accept FHA Financing
- Please allow a minimum of 21 days from offer acceptance until closing
- We will confirm the receipt of the offer within one business day
- The seller prefers that your clients view the property before submitting an offer
- The seller prefers a minimum of \$50/day in option period
- The seller prefers at minimum 1% (or \$2500 whichever is higher) earnest money to be held by Seller's Preferred Title Company
- Prefer offers to be submitted via **ShowingTime** using **Offer Manager**

*If unable to utilize the tool please send all offers (via PDF only), questions, or requests to [oxlistings@opendoor.com](mailto:oxlistings@opendoor.com)*

### DOCUMENTS

Please include the buyer's signed documents/disclosures that are uploaded to the MLS and any other amendments that are applicable including but not limited to:

- Opendoor ABAD
- Seller's Addendum
- Seller's Disclosure Documents
- 3rd Party Financing Addendum
- HOA Addendum
- Lead-Based Paint Addendum (If Required)
- MUD/PIDS/Water District Disclosures
- Proof of Funds / Pre-qual

### CONTRACT TERMS

Please include the following information on the contract:

- **PARTIES:** Seller's name should match the MLS
- **PREFERRED TITLE COMPANY:** OS National, Dallas, Texas 972-797-9900
- **6C SURVEY:** Buyer's expense
- **6A8ii TITLE POLICY AND SURVEY:** Buyer expense is selected if buyer would like the amendment
- **7D ACCEPTANCE OF PROPERTY CONDITION:** Box 1 "As-Is" is checked
- **22 AGREEMENT OF PARTIES:** Other: Seller's Addendum