



Note that this is a bank owned property and sometimes the offer acceptance will take time for internal bank review. Seller is exempt from providing a Seller's Disclosure. **NO CREATIVE FINANCE OR SELLER FINANCE.**

**Submit offers via:** [www.propoffers.com](http://www.propoffers.com)

All terms must be negotiated via the link above and contract package included- use the Agent Comments box for additional terms (who pays survey, who pays title, home warranty, et cetera).

- If the property says Active in the MLS, then the seller is still accepting and considering offers. Please don't contact our team to inquire.
- Our agents can NOT provide information about other offers including whether or not other offers have been received. We understand that your client(s) would like this information. Our client prices competitively, so we suggest informing your client(s) that there will likely be broad interest and multiple offers for the listing.
- We recommend that all offers be submitted at their highest and best. The seller may or may not request the highest and best offers prior to acceptance.
- No assignments or wholesalers.

Contract package should include state sales contract, any addendums, proof of funds, and picture of earnest money check or certified funds made out to seller's title company if known/TBD if unknown. Buyer can use their preferred title company but must pay for title, otherwise seller prefers their title company is used. Seller will not pay for survey or HOA.

Once an offer has been accepted, a seller sales addendum will be provided. A complete offer package will include a buyer signed seller sales addendum, state sales contract, any addendums, full POF all in a single PDF. No modifications are allowed to the seller's sales addendum whatsoever. Further detailed contract instructions will be provided at that time.

If buyer is an entity, then certificate of formation is required and operating agreement. Buyer cannot sign as ABC LLC, they must sign with their legal name or <person's name>, managing member of ABC LLC.

Love letters will not be considered. Buyers to verify all room dimensions.

*See following page for list agent info:*



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