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# Offer Instructions

1. Seller Name is: Aino Houston LLC
2. The seller of this property is a corporation with **very strict offer requirements.**
3. **All offers must be submitted at the following link:**  
<https://frontend.entera.ai/offer-submission?listingId=16c348cc-06e0-4e34-a3b2-5a4c181c441d>
4. Any offer not compliant with **each and every** requirement stated in these instructions will be delayed.
5. The seller only operates **Monday through Friday** during normal business hours.
6. **Responses to your offer may be delayed.** If your client is not in a position to accept these delays in the offer evaluation and transaction process, we recommend that they remove their offer from consideration.
7. Pre-approval letter or **POF** is required for an offer to be considered.
8. If the property is Active on the MLS, then the seller is still accepting and considering offers.
9. Our team will not inform you if we have received additional offers or give you any indication of what offer your client should make.
10. We are required to list the property, **although it may not be ready for showing for a variety of reasons**, including renovations. If Showingtime is not able to schedule your showing request, no one else will approve it. **Do not contact our office to attempt to schedule a showing directly.**

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- 11.** All pages of your offer, proof of fund, finance addenda, and the seller’s addendum must be merged into a single .pdf document and **submitted as a single PDF document.** ([https://www.ilovepdf.com/merge\\_pdf](https://www.ilovepdf.com/merge_pdf) is an excellent pdf merge tool that is free to use.)
- 12. Survey:** Seller does not have one, and the buyer must purchase their own. Please check 6C2.  
**Buyer to pay for additional title survey coverage if needed.**
- 13. Closing Date:** 30 days recommended.  
Please avoid closings on the last business day of the month.
- 14. Option Period:** The seller may need time to de-winterize homes and get utilities on for inspection. These items will be scheduled once a binding contract is reached. **DO NOT SCHEDULE INSPECTIONS** until you have been informed that these services are complete. If these services cause delays, the seller will accommodate an extension of the option period in most cases.
- 15.Paragraph 2D needs to have “As Is/Where Is”**
- 16.Paragraph 6D needs to be filled in ex. “residential use”**
- 17. Paragraph 21:** Please insert text on seller’s side:  
  
6836 Carnegie Blvd #430  
Charlotte, NC 28211
- 18. Special Stipulations:** add “Seller requires property to be conveyed via Special Warranty Deed”. **This is non negotiable**

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**19. Page 10 – Listing Broker Information must be completed as follows:**

- Firm Name: Entera Realty LLC
- Firm License: 9007137
- Listing Agent Name: Lynette Thomas
- Listing Agent’s License Number: 635717
- Phone: 888-216-6364
- Office Address: 800 Gessner Dr. Suite 900 City, State, Zip: Houston, TX 77024
- Email: ltl@enterarealty.com
- Listing Agent is working as Seller’s Agent

**20. Non-Realty Items Addendum:** Add the text “where-is, as-is” after each item.

**21. If your offer is contingent:** Buyer’s home must be actively listed in order for the seller to consider the offer and the following language must be added in Special Provisions:

“Buyer/property must be under contract within 20 days of this transaction's Effective Date. If it is not, Seller/may terminate with no penalty and Buyer/shall have their earnest money returned.”