



Mainstay

Offer Guidelines and Seller's Preferences

Please review before submitting your offer.

IMPORTANT NOTES

- Submit all offers via the website Offers.Mainstay.io for the fastest delivery to the seller. Note: this is NOT an email address.
- Home is being sold As-Is. Seller will only review lender-required repairs.
- We will confirm the receipt of the offer within one business day. Please allow 1-2 business days for offer response.
- All contract deadlines should expire on a business day.
- The seller prefers that your clients view the property before submitting an offer.

DOCUMENTS

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

- Mainstay ABAD
- Seller's Disclosure Documents
- 3rd Party Financing Addendum (if applicable)
- HOA Addendum (if applicable)
- Lead-Based Paint Addendum (If Required)
- MUD/PIDS/Water District Disclosures
- Proof of Funds / Pre-qual
- Authorized Signor Documents (Certificate of formation, Operating Agreement, Power of Attorney etc.) if the buyer is a corporation or trust

CONTRACT TERMS

Please include the following information on the contract:

- All contract deadlines should expire on a business day.
- **PARTIES:** Seller's name should match the name in the tax record/CAD
- **5.A. EARNEST MONEY...:** The seller prefers a minimum 1% earnest money to be held by Seller's Preferred Title Co.
- **6.A(8)(ii) TITLE POLICY:** Buyer expense is selected if buyer would like the amendment
- **6.C. SURVEY:** Buyer's expense. The seller does not have a survey, so please do NOT select option 1.
- **7.D. ACCEPTANCE OF PROPERTY CONDITION:** Box 1 "As-Is" is checked
- **12.A(1)(b):** Please enter "n/a" and use the "Disclosure" blank at the bottom of page 10, if desired
- **21 NOTICES:** Add oxlistings@opendoor.com under "With a copy to Seller's agent at:"