



# Mainstay

## 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

- Home is being sold As-Is
- We will confirm the receipt of the offer within one business day. Please allow a minimum of 48 hours for offer expiration
- The seller prefers that your clients view the property before submitting an offer
- The seller prefers at minimum 1% earnest money to be held by Seller's Preferred Title Company
- For HARMLS - please submit all offers via our [Google Form](#).

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

**If you have questions or requests please send them 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:

- Mainstay ABAD
- 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
- **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