

(if previously listed in Auction, those marketing days count toward the 30 days):

- This property is eligible under the First Look Initiative. All Owner Occupant offers will be responded to after 7 days on the market and Investor offers will be responded to after 30 days. However, all offers can be submitted during the First Look period.
- All offers must be entered through propoffers.com
- An offer management fee of \$200 (plus Sales tax, where applicable) is charged by Pyramid Platform in connection with the use of Propoffers.com. This fee will be paid at closing from the agents representing the buyer as selling agent or transaction broker.
- Subject to seller addendum.
- For financed offers EMD to be 1% or \$1,000, whichever is greater, and for all cash offers EMD to be 5% or \$5,000, whichever is greater.
- All offers are subject to OFAC clearance.
- A viewing release must be signed and returned to our office before showing this property.
- **The release is in the attachment to info@luxelyre.com**