



# Mainstay

## Offer Guidelines and Seller's Preferences

*Please review before submitting your offer.*

### IMPORTANT NOTES

- Submit all offers via [Offers.Mainstay.io](https://Offers.Mainstay.io) for the fastest delivery to the seller.
- Please allow a minimum of 21 days from offer acceptance until closing
- 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 a minimum of \$50/day in option period
- The seller prefers at minimum 1% (or \$2500 whichever is higher) earnest money to be held by Seller's Preferred Title Company

### 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 Addendum
- 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
- Authorized Signor Documents (*Certificate of formation, Operating Agreement, Power of Attorney etc.*) if the buyer is a cooperation or trust.

### 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
- **22 AGREEMENT OF PARTIES:** Other: Seller's Addendum