

### **Offer Instructions**

Seller is a corporation with operating hours of 9 am -5 pm Monday through Friday

Please allow 3 business days for response on offers.

No documents, contracts, or amendments can be signed on the weekends.

Please ensure that DD/option periods do not end on weekends.

The seller needs time to review any inspection requests. If requests are sent over from the buyer on the day that an option or DD period ends, it will not leave the seller enough time to review and it *will* cause delays and a need for last minute extensions. Please get any requests over ahead of the deadline, or plan ahead on extending DD periods. The home is being sold as-is, but the seller will review requests for **major health and safety items**. Typically, any item that fits this category will be addressed with a credit in lieu of repairs. Please speak with your buyers and let them know that repairs are highly unlikely to be made prior to closing.

The seller makes efforts to ensure utilities are turned on for buyers. However, utilities do occasionally get turned off because the home is vacant. If utilities are found to be off, please notify the listing agent immediately so the seller can be made aware. Please let the buyers know that the process for getting the utilities turned back on can be slow and we appreciate the buyers patience

Seller does not have a survey. If a survey is required, buyer will be responsible for ordering and paying for a new one. Please mark accordingly in the contract

### **Preferred Title Company**

First Integrity Title

ccteast@firstintegritytitle.com

720.907.0288

Closer: Stacey Nash

Buyers closing will be held with a mobile notary

Thank you,

Atlas Real Estate