

Premiere Asset Services

Offer Instructions

All offers must be submitted on standard CAR contract (no electronic signatures will be accepted) with a copy of the offer worksheet, pre-qual letter with DU approval and a copy of earnest money deposit.

1. All offers are subject to final Seller approval.
2. Buyers are not required to be cross-qualified with WELLS FARGO HOME MORTGAGE, but it is recommended. Please contact Robert Russo at (661) 664-5334 or via e-mail at robert.russo2@wellsfargo.com or direct your client to the link below which is provided for Buyer's convenience <https://www.wellsfargo.com/mortgage/apply/preapproval/>

If Buyer is obtaining, CONV financing, proof of down payment must be provided.

If your client is paying "ALL CASH", hard money loans DO NOT qualify under this heading and must be acknowledged as OTHER financing.

3. Seller will pay for a Natural Hazard Report of Seller's choice.
4. Seller will not pay for a termite clearance, roof certification or home warranty. Bank policy prohibits this so **DO NOT** ask.
5. Inspection period is ten (10) business days.
6. The earnest money deposit must be in the form of a cashier's check made payable to Title Company. The Buyer has the right to request a specific title company, if they so choose.
7. E-mail listing agent at marilou@forwardrealestate.net or faby@forwardrealestate.net with any questions you may have. Offers may be e-mailed or faxed to (661) 622-4132.
8. Please don't expect an answer on the weekends. We normally have a response within 48-72 business hours at the longest, and will notify you when we have a response from the bank. If you need more frequent updates, please DO NOT CALL, we will be happy to respond via email.
9. The Asset Company has adopted the following mandatory waiting period prior to considering an offer:
 - Calendar Days 1-7: All offers will be rejected. The date the property is listed is counted as Day 1.

- Calendar Days 8-15: Seller will entertain offers from all buyers except buyers purchasing as a secondary residence and investors. Note: Non-profits purchasing vacant lots will also be considered during calendar days 8-15.
- Calendar Days 16+: We will entertain offers from all buyers once any offers received during days 8-15 have been fully vetted.

Please note all assets must have a minimum of 7 calendar days of MLS exposure, if you submit your offer before the end of the time frame please do not expect an answer until 48-72 business hours after that time.

Property Address: _____

Buyer's First Name(s): _____

Buyer's Last Name (s): _____

Offer Amount: \$ _____

Earnest Money Deposit: \$ _____

Estimated COE date: _____

Type of Finance:

BULK DEAL	CASH DEAL	DONATION	EQUITY LINE	LINE OF CREDIT
CONVENTIONAL FINANCING	CONVENTIONAL	RENOVATION LOAN	VA FINANCING	
FHA 203B FINANCING	FHA 203K FINANCING	FHA FINANCING		
HART/FHA FINANCING	NEHEMIAH FINANCING	HARD MONEY LOAN		
OTHER				

Buyer Financing Amount: \$ _____

2nd Loan Amount: \$ _____

Seller Requested Items to Pay

Buyer's Closing Costs: \$ _____

Lender Required Repairs: \$ _____ N/A

Section 1 Termite Repairs: \$ _____ N/A

Well/Septic Repairs: \$ _____ N/A

Home Warranty: \$ _____ N/A

Is the Buyer a Real Estate Agent?	YES	NO	
First Time Home Buyer?	YES	NO	UNKNOWN
Owner occupied?	YES	NO	
Affordable Housing Program?	YES	NO	UNKNOWN
Will Buyer be doing a home inspection?	YES	NO	
Pre-qualified with Wells Fargo Home Mortgage?	YES	NO	

Offer Submitted by: _____

Office Number: (_____) _____

Cell Number: (_____) _____

E-mail address: _____