

HOW TO SUBMIT YOUR OFFER

1. **Register and Submit Documents:**
 - Visit <https://bit.ly/28861CrosbyDr> to register quickly and easily.
 - Upload a Fully Underwritten Loan Approval from a licensed mortgage lender and Proof of Funds (POF). Prequalification letters will NOT be accepted.
 - Your online offers account will be activated after we receive your pre-approval and POF.
2. **Lender Assistance:**
 - A lender will be available at the open house to assist with obtaining a pre-approved loan for offer submission.
3. **Account Activation:**
 - Your account will be activated on Monday morning after the open house ends, provided we have received your loan pre-approval and POF.
 - Only pre-approved buyers can submit offers on the home.
4. **Submit Your Offer:**
 - Visit <https://bit.ly/28861CrosbyDr> and log in to submit your offer.
 - Remember to upload your pre-approval or POF after creating your account.
 - For the best experience, use Google Chrome on your computer, not a mobile phone.
5. **Offer Submission Deadline:**
 - The cut-off for submitting offers is WEDNESDAY, July 10th, at 7:00 pm PDT.
 - If an offer is received within the last 2 minutes, the system will automatically add 5 minutes until the final offer is reached.
 - Ensure your computer clock is set to the property's time zone if you are submitting an offer from a different time zone.
6. **Transparency:**
 - See in real-time exactly what you need to pay, avoiding blind highest and best offers.
 - No contract needs to be submitted unless your offer is accepted.
7. **Review Process:**
 - After the cut-off, offers will be reviewed and presented.
 - The seller has the right to accept, reject, or negotiate any and all offers.
8. **Agent Compensation:**
 - A Buyer's Agent Compensation of 2% is added to the winning offer, establishing the final sales price.
 - Note: Buyer's Agent Compensation is negotiable between the agent and the buyer.
 - The final sales price shown includes the Highest Offer + Agent's Compensation.
9. **Accepted Offer:**
 - If your offer is accepted, submit a purchase contract within 24 hours.
 - Open escrow and send earnest money to the title company within 24 hours.
 - The transaction will then proceed as any other real estate transaction.
10. **Questions:**
 - For any questions, please contact Cathy Ryan at (951) 850-5625.

Important Notes to Remember

- To place an offer, your client must register and create an account at <https://bit.ly/28861CrosbyDr> and agree to the Terms of Service.
- Submit your Fully Underwritten Loan Approval or Proof of Funds before 12:00 noon on the day of the cut-off.
- You must be logged in to submit your offer.
- We strongly encourage you to log in to your account before the offer deadline to familiarize yourself with the system.
- By creating an account, you agree to the Terms and Conditions of the online offers platform.
- The property will be available for viewing only on the day(s) of the open house (unless otherwise stated in the MLS).
- Upon notification that the seller has accepted your offer, a signed RPA contract prepared by a California licensed agent must be submitted within 24 hours along with the earnest money deposited with an escrow agent.
- Sellers reserve the right to accept, negotiate, or reject any and all offers, including the highest offer.

Thank you and Happy Offering!