

Offer Instructions

- Submit all offers to omar@pinpointrealtors.com with full property address in subject line.
- Complete and include the “Offer Cover Page” to page 1 of your offer (found in the supplemental section of the MLS)
- For cash offers include proof of funds.
- For financed offers, include proof of funds, direct underwriting (DU) and pre-approval letter.
- **Financed offers will be required to complete a cross qualification with sellers preferred lender.**
- All documents should be PDF attachments. Do NOT include Dropbox, Google Drive, Docusign, or any similar file sharing services. Files should immediately be accessible from the email message.
- Per Seller request, no introduction cover letters will be presented.

Seller Choice of Escrow, Title, and NHD

- **Escrow:** First American Title – Desiree Ward
- **Title:** First American Title – Lisa Green
- **NHD:** First American Title – Lucia Camarillo

Offer Recommendations:

- To streamline the offer process as much as possible, please review the following recommendations for submitting an offer.
- While your client may submit their offer however, they like, it is highly recommended that all offers include the following:
 - 30-day escrow or sooner.
 - Earnest money deposit of 2% or greater of the purchase price.
 - **Follow the offer instructions in their entirety. Complete and Include the Offer Cover Page with your offer.**
 - Inspection contingency period of no more than 10 days or less.
 - Loan and appraisal contingency (if any) are 14 days or less.
 - Home is being sold as is.
 - **Property is tenant occupied, tenant is currently on a month to month lease, and sellers would prefer to sell with tenant in place, however this can be negotiated. Please call me to discuss this further.**

All submitted offers will receive confirmation of receipt within 1 business day or sooner. Offers will be promptly presented to the seller. Offers submitted over the weekend will receive a response by the following Tuesday.

Should you have any further questions, feel free to text or call me at 951-567-3133.