

30804 Rue De La Pierre Offer Guidelines

Thanks so much for your interest and I am so glad your clients would like to submit their offer.

Here are the items that can help with your offer:

1. Highest price and clean offer. Seller MAY or MAY NOT send counteroffer!
2. Potentially rent back for a month or 2, if possible. But it is not a must however it would be very helpful for the sellers to have the option.
3. All seller choice of services.
4. Inspection period 10 days or less.
5. 30 days or less escrow (shorter is better)
6. Please provide POF and pre-approval (if not CASH)
7. No Appraisal contingency (especially if the price will keep going higher this is very important - and POF to support the ability to purchase the house even in the unlikely event it doesn't appraise)
8. Sellers names: It is under a trust. I have an RCSD-S already signed.
Seymour Rubin
Sophia Deeds-Rubin
9. please make sure the buyers know the 570 sq ft basement with 1 bedroom and 1 bathroom is a converted basement and it is NOT part of the 2560 sq ft. This space was used and converted before my clients bought it over 10 years ago.