



✓ Submit all offers to anne@robertmackgroup.com with full property address in subject line. ✓ 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. ✓ Include Proof of Funds and Pre-Approval Letter.

Offer Recommendations:

In an effort to simplify the offer process as much as possible, please review the following recommendations for submitting an offer.

It is likely that this property will receive multiple offers. Please encourage your client(s) to submit a strong initial offer as there is no guarantee that each offer will receive a counter.

While your client may submit their offer however they like, it is highly recommended that all offers include the following:

1. A 30 day or sooner escrow (Property Vacant- Fast Close Preferred)
2. Earnest money deposit of 3% of the purchase price and wired to escrow in 48 hours
3. Seller's choice of service providers.
4. Proof of funds and pre-approval letter (if there is a loan) must be provided for consideration.
5. Inspection contingency period of no more than 7 days. Less is preferred.
6. Loan and appraisal contingency (if any) are 12 days or less. You are more than welcome to recommend other terms to your client to make their offer as strong as possible using your best discretion.
7. Home is sold AS-IS
8. If you choose to remove the appraisal contingency please include proof of additional funds.