



Thank you for taking time to consider offering on our home. We understand you might not be too familiar with our selling process so let us take a moment to share with you some useful information.

Below is a list of our preferred offer terms. Attached you'll find seller disclosures, preliminary title report, termite report, and an NHD report.

As for price, we are looking for a fair market value offer. We have attached a few comparable homes of our own, but encourage you to do your own research as well.

- Best offer supported by comparable sales
- Inspection period to be 10 days or less from offer acceptance
- Appraisal and loan contingencies to be 12 days or less from acceptance
- Close of Escrow to be 21 days or less
- Escrow to be Power Escrow (Angela Harmon)
- Title to be Chicago Title (Brad Hobson)
- Home warranty to be \$650 or less
- Seller leaseback to be negotiated with counter offers

All offers to be submitted to zach@utmosthomes.com