



## Offer Guidelines

Thank you for your interest in 1105 E 103<sup>rd</sup> Place and suggest the following to be included for a strong offer:

### Services:

- Escrow - Seller to Select
- California Best Title - Robert Noh, Title Officer
- Home Warranty - Fidelity Home Warranty - Duncan Cory - total not to exceed \$650
- CRES MyNHD
- Standard Sale
- Seller selects all services

### Offer Details:

- Seller – Renee Williams, Jazsmin Williams & Daniel Weber
- Escrow to close 25 days or less
- Inspection Contingency –7 days (or sooner)
- Appraisal Contingency – 10 days (or sooner)
- Loan Contingency – 12 days (or sooner)
- 3% deposit to be wired into Escrow within 3 days of Acceptance
- Seller will consider paying buyers agent commission, depending on price and terms presented.

### Include with your offer:

- Pre-Approval, FICO scores and Proof of Funds
- All offers & supporting docs should be submitted in one pdf file
- Please submit offers to: Darlene@DarleneJonesRealEstate.com
- Buyer to review seller's disclosures and available reports under Listing docs on the MLS prior to submitting an offer. Include RFR with offer.
- Buyer to do due diligence regarding all permits and records.
- Sold As-Is - No Credits, Repairs or price reduction will be issued
- Please submit offer in one PDF. Please do NOT submit Personal Letters.
- If financing, provide a DU preferred or pre-approval letter and proof of funds to close. If paying cash, please provide proof of liquid funds. Financial statements should include the buyer's name on them (or corresponding gift letter, if applicable)

### Agents: (Please include with your offer)

- How long have you been working with your client?
- Have all decision makers seen the property?
- Have you worked with your buyer's lender before?
- Are there any details we should know regarding your offer?