



**OFFER GUIDELINES**  
*3831 Fernwood Avenue*

- Offers are due by 5PM on Monday 9/29.
- Owner of record is Carlos Posada.
- Escrow to be 30 days or less.
- Inspection contingency to be 10 days or less.
- Loan contingency to be 14 days or less, if applicable.
- Appraisal contingency to be 14 days or less, if applicable.
- 3% Earnest Money Deposit to be delivered to escrow by wire transfer within 3 days of acceptance.
- Escrow: Michele Hunstable / Camden Escrow
- Title: Greg Lane / Lawyers Title
- NHD: Property ID
- In your email with offer, please state whether or not all decision-makers have toured the property.
- PLEASE INCLUDE THE FOLLOWING: RPA, BRBC, pre-approval letter with FICO scores, and proof of funds for down-payment.
- PLEASE EMAIL ALL OFFERS TO: [Jennifer@TKECollection.com](mailto:Jennifer@TKECollection.com) and CC [John@TKECollection.com](mailto:John@TKECollection.com), [JCM@TKECollection.com](mailto:JCM@TKECollection.com) and [Amy@TKECollection.com](mailto:Amy@TKECollection.com).

We will provide all seller disclosures, NHD Report, Preliminary Title Report, Certificate of Compliance, and 9A Report with all counter-offers, and will request that a buyer-signed Receipt For Reports accompany your counter-offer.

