Offer Guidelines

Thank you for your interest in 1633 Hi Point and suggest the following to be included for a strong offer:

Services:

- Placer Title Company - Elizabeth Griffin, Escrow Officer
- Placer Title Company | Elizabeth Griffin, Title Officer
- Warranty - Duncan Cory - Home Warranty of America HW coverage- total not to exceed $1050
- NHD - MyNHD
- Standard Sale
- Seller selects all services

Offer Details:

- Seller – Pehrson Trust Agreement
- Escrow: 35 days
- 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 2 days of Acceptance
- Seller is paying up to 2.5% buyers agent commission, depending on price and terms presented.
- Washer/Dryer, Wine refrigerator in garage bonus room, garage shelving, outdoor furniture and backyard pottery are excluded from the sale.

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: Laura@LauraAndersonRealtor.com **and** Hello@LauraAndersonREgroup.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.
- Property Sold As-Is – No Credits, Repairs or price reduction will be issued.
- Please submit offer in one PDF *on updated RPA form*.
- If financing, provide a 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?

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LAURA ANDERSON
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