

Hi Agents,

Thank you for your interest in making an offer on one of our properties. **PLEASE DO NOT send me this offer form without proof of funds and a pre-approval.** Your offer will not be considered if I do not have that. For an offer I just need these questions answered (in FULL; **your offer cannot be submitted if you leave anything out).** I cannot accept a typical written offer. I must have these questions answered in writing to submit your offer. I will upload your answers via an electronic form under my online account with the seller. You can print this form and write in the answers or you can email them to me. **NO escalation clauses will be considered by this seller**

THIS PROPERTY IS A FORECLOSURE. There are no Property Condition Disclosures for foreclosures, and a \$500 credit will not be given. Corporate sellers are exempt.

Please provide the following:

Property address:

Buyer's agent full name:

Buyer's agent company:

Buyer's agent company full address:

Buyer's agent telephone number:

Buyer's agent email address:

Offer type, investor or owner occupant:

Buyer's full name (as it should appear on the deed):

Buyer's phone number:

Financing type cash or loan:

Loan type:

Lender name:

Lender contact person:

Lender contact person phone and email:

Loan interest rate (must be a number):

Loan down payment amount or percentage

Purchase amount:

Sellers concession (Buyer Cost Amount):

Net to seller:

Earnest money deposit amount:

Closing date:

Home inspection? How many days to complete if so? Seller will accept a max term of 10 days for inspections, however I can work with you to get an extension if need be. Please fill in no more than 10 days.

Buyer's attorney name:

Buyer's attorney telephone number:

Buyer's attorney email address:

Buyer must agree to \$100 Per-diem charge for every day over the proposed closing date they go, unless it is the fault of the seller. Does the buyer agree?

If cash please ignore loan questions and please send proof of funds.

If loan please send pre-approval and proof of funds for the EMD and loan down payment amount.

If the buyer is an LLC please send articles of organization.

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This seller will NOT accept and may refuse to negotiate lowball offers.

If there are multiple offers the seller will immediately ask for highest and best. If there are not, the seller will counter your offer. Counters may take anywhere from several hours to several days. We will negotiate terms back and forth via text or email.

AFTER your offer is accepted you will receive instructions as to how to fill out the written contract. This will include the seller's addendum and our typical area contract.

Please let me know if you have any questions. Thanks!  
Breia

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518-848-7451 , via text only please