



## Offer Instructions for Buyer's Agent

It is our hope that the following will assist you when writing an offer. All documents and disclosures will be added to Realtracs®. Please notify the listing agent via text or phone call of an offer being sent. We have had offers end up in our spam folder and don't want to miss any offers that may not arrive in our inbox.

**Sellers Names:** The Estate of David Wilson Clancy (Kim Abbott has authority to sign for the estate). Please contact Allison or Sarah with questions regarding the estate.

**Desired Closing Date:** As soon as possible

**Items that convey with the home:** Kitchen refrigerator, and other kitchen appliances

### Please include the following documents:

- Purchase and Sale Agreement
- Confirmation of Agency
- Property Condition Disclosure
- Compensation Agreement
- VA/FHA Addendum (if applicable)
- Pre-Approval Letter/Proof of Funds

### Please submit all offers to BOTH Allison Brownlow AND Sarah Thornton at:

BrownlowSellsHomes@gmail.com AND sarah@impactrealtytn.com

### Impact Realty does not hold earnest/trust money.

Please have buyer issue check to Stones River Title Company. Please put the property address in the check memo. The sellers will be closing at Stones River Title Company: 752 S Church St. Murfreesboro, TN 37130. 615-895-7621 Attn: Kristin Brown (kristin@titleservices.email).

### For Information Section on the last page:

IMPACT REALTY

147 Veterans Pkwy

Murfreesboro, TN 37128

License: 264802

Allison Brownlow License # 348423 Cell: 615-653-6536

Sarah Thornton License #355954 Cell: 615-488-6225

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sarah@impactrealtytn.com