



Please include the following documents with your offer.

- Buyer's Pre-Approval Letter
- Copy of Buyer's Earnest Money Check or Cash Proof of Funds

**Seller to close with & earnest money to be made payable/sent to:**

**Marshall County Title  
107 W Commerce St.  
Lewisburg, TN 37091  
931-359-0842**

**Please put the property address in the check memo.**

The following forms need to be signed, dated, and submitting on **CURRENT YEAR TAR forms:**

- Purchase and Sale Agreement (Including agent license details on last page. Needed info below)
- Confirmation of Agency Status (included on MLS) (if applicable)
- TN Property Condition Disclosure or Exemption (included on MLS) (if applicable)
- Compensation Agreement
- VA/FHA Addendum (if applicable)
- Lead-Based Paint Disclosure (if home built prior to 1978, included on MLS, if applicable)
- Sub Surface Sewage Disclosure (if applicable, see MLS listing)

Please complete this info on the bottom of the Purchase and Sale Agreement:

Listing Company: **Impact Realty of Lewisburg**  
Listing Firm Address: **111 2<sup>nd</sup> Avenue South Lewisburg, TN 37091**  
Firm License Number: **265657**  
Firm Telephone Number: **931-400-5367**  
Listing Licensee: **Briana Betker**  
Licensee License Number: **363022**  
Licensee Phone Number: **931-981-8789**  
Licensee Email: [Briana@impactrealtytn.com](mailto:Briana@impactrealtytn.com)

*Thank  
You!*

**All offers to be submitted as a pdf to the following address,**

**[Briana@impactrealtytn.com](mailto:Briana@impactrealtytn.com)**

**Please text/call 931-981-8789 to confirm receipt.**