

OFFER INSTRUCTIONS

3807 Kenwood Drive, McKinney, Texas 75071

Thank you for considering this property for your clients! For your convenience, please consider the following:

Best Ways to Communicate

Email is our preferred method - it helps everyone stay organized and have a log of all communications.

Texts work great for immediate communication. For your records, our DPG direct line is 817-307-2821 or 817-994-9630.

- ❖ Offer must be presented on a **ONE TO FOUR FAMILY RESIDENTIAL CONTRACT (RESALE)**.
- ❖ From speaking to the Sellers, these are the terms that would be the most beneficial to them:
 - Short or no option period.
 - Days for financing approval: short or none. The Sellers feel you should not be making an offer if you are not 100% sure you can qualify.
 - If over list price, then it is suggested to an appraisal waiver addendum.
 - Offers with contingencies will most likely be considered last.
- ❖ Please always submit a pre-approval letter for any financing offers or proof of funds for cash offers.
- ❖ SUBMIT OFFER to: Admin@DanaPollardGroup.com, thehappydana@gmail.com.
- ❖ Text the Listing Agent to make them aware that an offer has been submitted.

Paragraph 1. Sellers: Eric Shiwlall, Anna Shiwlall

Paragraph 5.A. Earnest Money 1% or more of the sales price (para 3.C).

Paragraph 5. Title Company: **Independence Title**

Alicia Jacquez, Escrow Officer
2106 State Hwy 114 Ste 105
Southlake, TX 76092
aliciaj@independencetitle.com
O: 817-329-6470

Paragraph 6.C. Please check the *MLS Transaction Desk* if there is a survey. If none, Buyer to obtain a new survey.

Paragraph 6.D. No more than three (3) days.

Paragraph 7.B. Seller's Disclosure: check box (1) Buyer has received notice.

Note that the Seller's Disclosure has been uploaded in MLS Transaction Desk. Please present this document to the Buyer before signing the contract.

Paragraph 21. Notices: Populate Buyer fields & Seller fields (at property address) w/ "cc Listing Agent" Admin@DanaPollardGroup.com.

Broker Information:

- Listing Broker Firm: [Dana Pollard Group](#) | License No.: [9014980](#)
- Listing Associate: [Dana Pollard](#) | License No. [0586418](#)
- Listing Associate's Contact Info: Admin@DanaPollardGroup.com | [817-994-9630](tel:817-994-9630)
- Supervisor of Listing Associate: [Dana Pollard](#) | License No. [9014980](#)
- Listing Broker's Address: [550 Reserve St Ste 190, Southlake, TX 76092](#)

Adding the "Addendum Concerning Right to Terminate Due to Lender's Appraisal" can enhance your offer—our top pick is Box 1 for full appraisal protection, with Box 2 as an excellent alternative.

Please SUBMIT OFFER to: Admin@DanaPollardGroup.com, thehappydana@gmail.com.

Thank you and we are looking forward to working together to make this a smooth transaction for both Buyer(s) and Sellers!