

OFFER INSTRUCTIONS

SELLER SITUATION

The sellers are relocating out of the area. They are highly motivated and have asked us to share the following preferences with all interested parties:

KEY DATES

SHOWING PERIOD	May 3 – May 9
OFFER DEADLINE	May 10 — All offers due by end of day
SELLER RESPONSE	May 11 — Best offers will receive a response

SELLER PREFERENCES

When structuring your offer, please keep the following priorities in mind:

- **Closing Timeline:** The sellers prefer a 30-day or shorter escrow.
- **Post-Close Occupancy:** Ideally, the sellers would like to remain in the property through the end of July. Buyer flexibility on this point will be viewed very favorably and may strengthen an otherwise competitive offer.
- **Contingencies:** Offers with reduced or waived contingencies will be looked upon more favorably. Please consult with your buyer regarding their comfort level and financing situation.
- **Escrow:** Sellers request the use of **Lynda Overton at Wonderland Escrow**.
- **Seller's Choice of Services:** Sellers reserve the right to select their own service providers. The home warranty is the sole exception — buyers may arrange their own coverage if desired.

IMPORTANT REQUIREMENT

Disclosures must be reviewed and signed prior to submitting your offer. All disclosures are available in the MLS supplements. Please ensure your buyer has reviewed and signed off on all disclosure documents before your offer is submitted. Offers submitted without completed disclosure acknowledgment may not be considered.

Questions? Please reach out to the listing agent directly. We appreciate your professionalism and look forward to reviewing your offer.