



# Mainstay

## Offer Guidelines and Seller's Preferences

Thank you for your interest in this listing. Please review the offer guidelines and preferences before submitting an offer. We look forward to working together!

## IMPORTANT NOTES

- Home is being sold As-Is. Only **lender-required repairs** will be considered — no other repair requests or credits will be negotiated.
- We will confirm the receipt of the offer within one business day. Please allow a minimum of **3 business days** for offer expiration.
- The seller prefers that your client views the property before submitting an offer.
- The seller prefers at minimum **3% earnest money** to be held in escrow.
- The property will remain active for at least **7 days** before reviewing offers.
- Submit all offers online at [Offers.Mainstay.io](https://Offers.Mainstay.io).

## DOCUMENTS

Please include the buyer's signed documents and any other amendments that are applicable, including but not limited to:

- Fully signed offer on CAR forms
- Proof of Funds
- Pre-Qualification Letter and/or Underwriting approval
- **Signed Addendum A — Special Warranty Deed** (see below)

## CONTRACT TERMS

Please include the following information on the contract:

- **PARTIES:** Seller's name should match Tax Records
- **TITLE & ESCROW:** First American, Desiree Ward-Gardner

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## SPECIAL WARRANTY DEED — ADDENDUM A (REQUIRED)

A signed copy of **Addendum A** must be included with your offer — unsigned offers may not be considered.

This property will be conveyed via a **Special Warranty Deed** at closing. A Special Warranty Deed means the seller warrants title only against claims arising *by, through, or under* the seller — not against prior title issues or matters of record. This differs from a General Warranty Deed, which covers the full chain of title.

The deed will be delivered subject to: (i) real property taxes and assessments for the current year, prorated as of closing; (ii) matters of record as of the title commitment date; and (iii) any other matters Buyer has agreed to accept under the Agreement (collectively, 'Permitted Exceptions').

This addendum supersedes any conflicting deed language in the Purchase and Sale Agreement and cannot be modified without a separate written addendum expressly referencing Addendum A. Please ensure your buyer understands and accepts this conveyance type before submitting.