

## Offer Guidelines and Timeline

Please read the following information carefully and share all details with your buyer.

Due to the seller traveling overseas soon, we kindly ask all agents and buyers to strictly follow the timeline and guidelines below.

### **Timeline:**

- Offers are due Tuesday, May 26th at 12:00 PM.
- Seller Multiple Counter Offers (SMCO) will be sent out before or by 5:00 PM the same day.
- Buyers' best and final offers must be submitted by Wednesday, May 27th at 12:00 PM.
- Escrow will be opened the same day, and the buyer must wire the EMD within 24 hours.

### **Please be aware**

- All contingencies must be removed within 7 days or sooner.
- Due to the high volume of interest, please text the listing agent with any questions.
- Seller and listing agent prefer not to disclose competing offer terms in order to maintain fair practices.
- Please submit all documents in one single PDF, including:
  - Purchase Offer
  - Proof of Funds (POF)
  - Pre-Approval Letter

Thank you for your cooperation.