



Offer Guidelines

- Seller's name: Allison Bornstein and Nathan James
 - Close of Escrow: 30 days or sooner
 - Initial Deposit Amount: 3% deposit to be wired to escrow within 3 days of acceptance. In any counter round, deposit to be 3% of the final purchase price.
 - Proof of Funds & Pre-approval Letter (if financing): Both must be within 1 month of the offer date. Buyer's name and date must appear on all proof of funds and pre-approval. Please make sure all account numbers are redacted.
 - Inspection Contingency: No greater than 7 days.
 - Loan Contingency: No greater than 12 days
 - Appraisal Contingency: Removed or not greater than 12 days
 - Escrow: Seller requests [Wendy Pyle](#), Chartwell Escrow
 - Title: Seller requests Lawyers Title - Cameron Cripps
 - NHD: Disclosure Source
 - Home warranty: Not to exceed \$750
- Offers to be sent to: jpstanton@compass.com and jake.lazere@compass.com

Agents, please include the following information in the body of the email with your submission:

- How long have you been working with your client, and have you written any other offers for your clients before this one?
- Have all decision makers seen the property?
- Do you have any outstanding offers on other properties for this client?

Thank you for your interest in this property, good luck and looking forward to working with you!

The JPS.L Group
Compass