



OFFER INSTRUCTIONS

1. The offers are “As-Is” and not to contain any contingencies, i.e., financing, inspections, appraisal or any approvals;
2. The Buyer should do all of their own due diligence (including inspections, etc.) prior to submitting an offer.
3. The Seller will select all services;
4. The Buyer will be responsible for any repairs after the close of escrow;
5. The Buyer will be responsible for the termite work after the close of escrow;
6. The Buyer will be responsible and pay for any smoke detectors, water heater strapping or any retrofitting prior to the close of escrow;
7. Close of Escrow to occur 10 days from Escrow Holders or Buyers receipt of a copy of the court order confirming sale;
8. **All Offers must be accompanied by verification of the 10% deposit;**
9. **Deposits** are to be **10% of the offer submitted within one (1) business day of acceptance** (Please see Addendum in pre offer packet to see who to make the check payable to);
10. It is important that your offer reflect the exact vesting of your buyer (no assignees or “to be determined in escrow”);
11. Attach a removal of all contingencies form with your offer;
12. To submit an offer go to <https://offers.sanbornteam.com> which includes the pre offer packet that is to be submitted with your offer.

The Sanborn Team
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