Offer Instructions

1. Seller Name is: New Residential Borrower 2022-SFR2 LLC
2. **All offers must be submitted at the link below**, where you can request all desired purchase terms including seller concessions. Buyer's Brokers are Welcome!
   **No purchase agreements will be executed without a compensation agreement.*

   https://transactions.entera.ai/o/dmbikjzom
3. Seller approved special disclosures for Buyer's Broker will be securely delivered upon completion of the requested information at the following link: **https://transactions.entera.ai/l/dmbikjzom**
4. Seller offers a voluntary rate buy down or closing credit (up to $6k) for buyers financing with seller's affiliate lender. Use of affiliate is optional; buyers may use any lender or no lender. Choice does not affect the transaction. Pre-qualification info: https://tinyurl.com/yeykj4xx
   Listing Broker not affiliated with Seller. AfBA Disclosure:
   https://docsend.com/v/md35c/afba_disclosure
5. The seller only conducts business **Monday through Friday** during normal/standard business hours.
6. **Earnest Money Deposit:** Should be the greater of either $1,500 or 1% of the proposed purchase price. *(This is a minimum amount, and higher amounts will increase the strength of the offer.)*
7. **Option Period**: Seller will allow up to 10 calendar days/$500
8. **Paragraph 2D needs to have "As Is/Where Is"**
9. **Survey** 6C2.**: Survey:** Seller does not have a survey. If the buyer desires a survey the buyer must agree to purchase it. Please indicate that a survey will be produced and **BUYER'S EXPENSE**, if the buyer requires a survey. **Buyer to pay for additional title survey coverage if needed.**
10. **Paragraph 6D needs to be filled in ex. "residential use"**

11. **Paragraph 21:** Please insert text on seller's side:

    2300 Lincoln Hwy Suite 700
    Langhorne, PA 19047

12. Special Stipulations: add "Property to be conveyed via Special Warranty Deed". **This is non negotiable**

13. The seller only conducts business **Monday through Friday** during normal/standard business hours.

14. **Listing Broker's Information**: Please complete the Listing Broker Information Section using the information below:
    - **Firm Name**: Entera Realty LLC
    - **Firm License:** 9007137
    - **Listing Agent Name**: Lynette Thomas
    - **Listing Agent's License Number:** 635717
    - **Phone:** 888-216-6364
    - **Office Address:** 820 Gessner Dr. Suite 340
    - **City, State, Zip:** Houston, TX 77024
    - **Email**: ltl@enterarealty.com
    - **Listing Agent is working as Seller's Agent**

15. **Title/Escrow Company:** The seller is a corporate seller and requires their preferred title company for closing. Seller will close remotely and the title company will accommodate remote closing for the buyer as well, if they wish.

16. Pre-approval letter or **POF** is required for an offer to be considered.

17. We recommend that all offers be submitted at their highest and best. The seller may or may not request the highest and best offers prior to acceptance.

18. All pages of the offer, including proof of funds and disclosures must be merged into a **single PDF document** and **submitted as a single PDF document.** *(*https://www.ilovepdf.com/merge_pdf *is an excellent pdf merge tool that is free to use.)*