



Mainstay

Offer Guidelines and Seller's Preferences

Please review before submitting your offer.

IMPORTANT NOTES

- Submit all offers via <https://offers.mainstay.io> for the fastest delivery to the seller.
- Home is being sold As-Is
- We will confirm the receipt of the offer within one business day. Please allow a minimum of 48 hours for offer expiration
- The seller prefers that your clients view the property before submitting an offer
- The seller prefers at minimum 1% earnest money to be held by Seller's Preferred Closing Attorney
- Seller will only consider repairs required for financing and/or insurance
- Quotes/estimates will be required for each repair request

LLC SIGNERS

If the buyer is an LLC the all pages of the contract requiring signatures should be signed in one of two ways below:

- John Smith, authorized signer for 123 Main Street, LLC
- 123 Main Street, LLC by John Smith, authorized signer

DOCUMENTS

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

- Mainstay ABAD
- Seller's Disclosure Documents
- 3rd Party Financing Addendum
- HOA Addendum
- Lead-Based Paint Addendum (If Required)
- MUD/PIDS/Water District Disclosures
- Proof of Funds / Pre-qual
- Authorized Signor Documents (Certificate of formation, Operating Agreement, Power of Attorney etc.) if the buyer is an LLC, corporation, or trust.
- Special Warranty Addendum A

CONTRACT TERMS

Please include the following information on the contract:

- **PARTIES:** Seller's name should match the MLS
- **6C SURVEY:** Buyer's expense
- **6A8ii TITLE POLICY AND SURVEY:** Buyer expense is selected if buyer would like the amendment
- **7D ACCEPTANCE OF PROPERTY CONDITION:** Box 1 "As-Is" is checked
- **Section 11** must contain the following language: Notwithstanding the provisions of Section 9(b)(1) of the Contract, Buyer and Seller mutually agree that the conveyance of the Property shall be made by Special Warranty Deed in lieu of a General Warranty Deed.