

Offer Guide for W326S1480 Forest Hills Dr Genesee, WI 53018:

About this property:

The property has received a reassessment notice. The future assessed value is currently unknown. Buyers to complete their own due diligence & contact the county regarding future property taxes. The home is being sold in its current condition. The seller will not make any repairs or improvements. Broker/Seller does not verify room sizes, SF, and/or acreage. Some photos enhanced with AI. New Refrigerator being delivered after photos were taken. The current refrigerator stopped working the night prior to photos.

Offer Submission and Binding Acceptance:

Submit the full offer **including** preapproval letter/proof of funds as **one single PDF** to erika.blend@cbexchange.com. Please alert me via text or phone call that you are sending an offer so I know to watch for it and can confirm receipt. **Seller requests no escalation clauses & no love letters.** Offers will be presented as they are received. Seller reserves the right to accept an offer at any time.

Earnest Money:

Earnest money will be held by “**Knight Barry Title**” Please note this in the offer. Earnest money may be submitted through TrustFunds or by making a check payable to Knight Barry Title and mail/deliver to Knight Barry Title, 1241 Corporate Center Dr, Oconomowoc, WI 53066. Be sure to note the property address in the memo field.

Property Inclusions:

Refrigerator, Stove/Oven, Dishwasher, Washer, Dryer, Water Softener, Window Treatments, Blinds, TV's attached to TV Wall Mounts, Hot Tub with Cover, Chair Hangers, Party Lights, and Kayak Rack in Detached Garage, Adirondack Chairs, Gas Fire Pit, Two Grills

Property Exclusions:

Seller's Personal Property, Staging Items, Stacked Sand Stone. TV's in the basement

Seller's Ideal Closing:

August 19th or later or Flexible with post occupancy through August 19th

Thank you!

Erika Blend
262.441.3171

The Blend Group

Coldwell Banker Realty