**IMPORTANT OFFER INFO & REQUESTS**
**8113 W. Townsend St.**
**Milwaukee, WI 53222**

**PLEASE REVIEW ALL PUBLIC & PRIVATE REMARKS AND ALL MLS DOCUMENTS PRIOR TO CONTACTING THE LISTING AGENT OR SUBMITTING OFFER.**

***CONSIDER OFFSETTING UNREALISTIC OFFERING PURCHASE PRICES BY BUYER ASSUMING TRANSFER FEES, TAX PRORATIONS, GAP ENDORSEMENTS, ETC.***

**OFFERS WILL BE SUBMITTED TO SELLER AS RECEIVED.**
**SELLERS RESERVE THE RIGHT TO ACCEPT AN OFFER AT ANY TIME.**

**LISTING AGENT COMMUNICATION REQUEST:**
**Please call or text me for the fastest response.**
**PLEASE INCLUDE INFO BELOW IN OFFER TO PURCHASE:**
**Seller Recipient: Michael Roy OBO Benson Group, RE/MAX LAKESIDE**
**Email: mikeroyrealestate@gmail.com**

***Please include this Time is of the essence language:***
***"If any contingency deadline expires on a weekend or federal or state holiday, deadline is extended to the next business day."***

- Please send the Offer in one PDF file with pre-approval letter or proof of funds included.
- No "Love Letters" please.
- Be certain that pre-approval is current and contains loan officers' direct contact information.
- **Electronic earnest money is encouraged and available through Trust Funds.**

***If time allows, please include the basic terms in the body of your Offer email.***
***THANK YOU FOR YOUR HARD WORK & COMMUNICATION!***