



Submitting Offers

5314 W Nokomis Rd, Brown Deer, WI 53223

Please contact Jess Annabelle with any questions.

jannabelle@kw.com

Offer Presentation

Seller requests 2 business days for binding acceptance.

Earnest Money

Land Title to hold earnest money. Payment via TrustFunds preferred.

Closing Prorations

Check Line 372 of the WB-11 & add: The property is exempt from 2026 real estate taxes. There will be no tax proration calculated for closing.

Please include these additional provisions in the offer:

The buyer acknowledges that the property will convey with an Owner Occupancy Affidavit signed at closing. Buyer to complete HUD certified homebuyer education prior to closing. The buyer gives permission to have the URLA and CD released to the seller. The HUD certificate, CD, and URLA will be delivered to the seller 2 business days prior to closing or closing will be delayed until after these are delivered to the seller.

Offer submission

Please send all offers as ONE PDF with buyer pre-approval or POF to:
jannabelle@kw.com.