



BERKSHIRE
HATHAWAY
HOMESERVICES
METRO REALTY

OFFER INSTRUCTIONS & SELLER REQUESTS

W156N10640 Cobbler Lane - Germantown

In today's unprecedented & competitive market this document is designed to assist all buyers in submitting Offers to the Seller. Buyer agents are encouraged to share this information with their clients as Seller requests & preferences only. Buyer(s) should draft Offers on their own terms and should not consider these preferences as Seller mandates.

FOR AGENTS:

- **Status of the Property** will be updated in MLS. No need to call or text – we respect your time and will update everything through MLS and AlignedShowings notifications.
- We are expecting strong showing activity.
- Please note all remarks in MLS' "**Private Remarks**" – they will be helpful in guiding your buyer through the offer writing process.
- Please note all documents that have been uploaded to MLS.
- COVID. If you or your clients are experiencing COVID-related symptoms DO NOT enter the home.
- REMOVE shoes when showing.
- Please note that **Earnest Money** will only be accepted if your client's offer is accepted, and only through TrustFunds. BHHS will not accept personal trust fund checks.

BINDING ACCEPTANCE DEADLINE

- Showings begin Thursday, September, 17th, 2026.
- Seller is requesting binding acceptance deadline of **September 21st, 2026**.

REQUESTED OFFER TERMS

- Highest price and best terms with as few contingencies possible.
- Consider offsetting unrealistic offering purchase prices by Buyer assuming tax transfer fees, tax prorations, GAP endorsements, etc. or offering Seller credits.
- CLOSING: ASAP.
- POST-OCCUPANCY: NA

INCLUSIONS: see MLS

EXCLUSIONS: Seller's personal property

LISTING AGENT EMAIL FOR DELIVERY: john@soldwisconsin.com

****ALL OFFERS MUST BE SENT TO LISTING AGENT IN *ONE* PDF as an ATTACHMENT. We will not log into your systems to download and piece them together.**

If you are unsure how to do this, please PRINT your offer attachments, combine and scan into one PDF **OR** merge using Adobe Acrobat Pro or another PDF application.