

IMPORTANT OFFER INFO & REQUESTS

3421 W. Arthur Ave.
Milwaukee, WI 53215

**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.
- Include Addendum A with Offer.
- 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!