

OFFER GUIDELINES + ADDITIONAL DETAILS

- If you plan to write an offer, please call or text Justin Price, the listing agent, at 630-806-1152
- Seller is reviewing offers as they come in, could accept any offer at any time and can close ASAP
- Please allow at least 24 hours for binding acceptance
- Earnest money to be held by listing brokerage and preferably sent digitally via TrustFunds
- Please include proof of funds/pre-approval letter with your offer and send offer as 1 PDF (no dotloop or Authentisign)
- Inclusions: Stove/oven/range, refrigerator, dishwasher, microwave and window coverings
- Exclusions: Seller's personal property and any staging items
- Please include the following language in the offer to purchase's additional provisions section: "If any contingency deadline expires on a Saturday, Sunday or Federal or State Holiday, the deadline shall be extended to and include the next business day, except for binding acceptance of offer"
- Buyer is advised to independently verify all information material to Buyer, including but not limited to room sizes, acreage, square footage, and any other property information deemed important by Buyer. Seller and listing brokerage make no representations or guarantees regarding the accuracy of information obtained by Buyer from any source, unless expressly stated in writing



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