Offer Instructions for 2025 S 76th St

Due to the competitive nature of the market, this document is being provided to assist with offer submissions and to make know the Seller's requested preferences. This document should not be construed as mandatory. Thank you for your consideration!

Showing Instructions:

- Showing times are to start at 8am and be completed by 7pm. Please remove your shoes or wear shoe coverings. Please secure all doors when the showing is completed.

Binding Acceptance and Seller Decision:

- Seller is requesting 48 hours to review submitted offers. Seller reserves the right to accept an offer at any time.

Preferred Terms for Seller:

- Seller prefers to close within approximately 30 days.
- Please include the following language in the offer to purchase. ''After acceptance, if any contingency expires on a Saturday, Sunday or holiday, the deadline shall be extended thru the next business day.''

Offer Submission:

- Please submit all offers as a single PDF document and include Proof of Funds or a Preapproval. Send offers to Jim Geracie at the email address listed in MLS.

Unit Information:

Lower Unit (2025):	Rent: $1210	Security Deposit: $1150	Lease Expiration: 8/31/2027
Upper Unit(2027):	Rent: $1100	Security Deposit: $1100	Lease Expiration: 4/27/2027

Inclusions: 2 Ranges, 2 Refrigerators (1 in each unit)

Exclusions: Personal Property