2563 N 71st St.

WAUWATOSA



Special Features & Additional Information

Updates:

Interior:

- Newly re-tiled Main Bathroom
- Enclosed toilet in Basement for privacy
- New Cabinetry & solid wood Countertop in Basement Laundry Area

Inclusions & Exclusions - Exhibit B

Inclusions

- Oven/Range
- Dishwasher
- Disposal
- Microwave
- Washer
- Dryer
- Water Softener (owned)
- Curtains & Rods
- Blinds
- Light Fixtures
- Ceiling Fans
- Electric Garage Door Opener (1) & Remotes (2)
- All Cabinets in Basement
- All Cabinets in Garage

Exclusions

- Seller's Personal Property
- Refrigerator in Kitchen
- All TVs
- Bike Racks in Basement
- Chest Freezer in Basement

Writing An Offer?

Here's What You Need to Know!

- **PLEASE SUBMIT ALL OFFERS TO: JAIMELUBNEROFFERS@COMPASS.COM**
- Include **Buyer's Pre-approval Letter** or **Proof of Funds** stating an approval amount at or above the purchase price.
- Regarding items included and not included in Purchase Price, refer to the **Inclusions & Exclusions (Exhibit B)** provided in MLS in your OTP and attach a copy to the offer initialed by the Buyer, modified if needed.
- **Closing date**: Seller requests a Closing Timeline of at least 30 Days.
- If your offer includes a **Financing Contingency** and no **Appraisal Contingency**, please include proof of funds for the amount of money the Buyer is willing to bring to closing to cover any appraisal gap and buyers intended down payment.
- Seller has completed a **Presale Home Inspection**, have Buyers review Inspection and include the Inspection Report's Cover page signed by the Buyers in any OTP.
- **PLEASE INCLUDE THE FOLLOWING PROVISION IN ALL OFFERS: Dates & Deadlines**: All deadlines and due dates specified in the Offer to Purchase, except for binding acceptance, shall be due by 5:00PM Central Time (CT) on the respective deadline date. If any deadline within this offer falls on a Saturday, Sunday or Federal or State Holiday, the deadline shall be extended through the following business day at 5:00PM CT.