HELP US HELP YOU…

****** Our goal is to present your offer in the strongest form, so we can close the deal! Please use this list as a check list and send all the seller requirements the first time in order to expedite your offer quickly.**

******Please submit all offers via email to offers@deichicago.com***

___**Contract and Standard Addendum:** Your offer is *Required* to be written on the contract and addendum INCLUDED in this Instruction Package.

___**Cash Offers:** *Require* proof of funds dated within 30 days with the SAME buyers name clearly printed on them. (If there are 2 names on the proof of funds the seller requires a letter from the 2nd person authorizing the use of the funds for this purchase or the 2nd person must be named as a buyer on the contract).

___**Property has been shown** **Please note our client will not consider offers where the property has not been shown to the buyer.

___**Investor Offers:** written with an LLC Require the signatory pages with the person who has authorization to sign for the LLC-NO ASSIGNEE'S.

___**EARNEST MONEY: (ONLY IF OFFER IS ACCEPTED)** The only acceptable forms of payment for earnest money deposits and closing/settlement funds are cashier's checks or wire transfers due upon acceptance prior to the contract being executed. THE REMITTER MUST BE THE SAME AS THE BUYER

Pls note: All documents must link to the purchaser on the contract.

Please feel free to email our office with any questions you have to ***offers@deichicago.com***

** It could take up to 3 business days for a response from the seller. We will notify you as soon as we have a response.

** If you are in a MULTIPLE OFFER our office will notify you right away with the necessary information needed.

On behalf of our Seller and* DEI Realty*, we look forward to working with you.

STANDARD ADDENDUM TO AGREEMENT OF SALE

SELLER:	Construction Rehab Services, LLC
BUYER:	
PROPERTY:	
MISCELLANEOUS TERMS:	

THIS ADDENDUM SHALL SUPERSEDE ANY CLAUSE IN THE STANDARD AGREEMENT OF SALE:

	TERMS	**INITIALS**	
1.	Buyer affirms the right, under federal law and applicable state and local practices, to choose the title insurance and escrow provider. Buyer therefore authorizes DEI Series LLC's attorney to place the title order with _____ for title insurance and closing services. This provider was selected because a title commitment is already in place, and continuing with the same company will help ensure a faster and more efficient closing process.	_____	_____
	a. In addition to the contract price, Buyer shall pay Seller's title and transfer costs.	_____	_____
	b. Buyer shall pay for the cost of insuring the title, as well as, all title charges and customary title costs for both Seller and Buyer at rates that do not exceed rates as published by the Seller's title company of choice at the time of closing. There will be no customary split of the closing fee for this cash transaction.	_____	_____
	c. Buyer's attorney shall not have the discretion to choose his/her title company. It is non-negotiable.	_____	_____
2.	Buyer is purchasing the Property in "As-Is" condition. No "Bill of Sale" for Personal Property shall be provided at closing. No Survey shall be provided by Seller on or before closing. Seller may or may not clean out the property prior to closing. No personal property belongings shall be removed by Buyer prior to closing. Seller shall convey title to the Real Estate to Buyer by a Special Warranty Deed. No assignment of leases or tenant letters will be provided.	_____	_____
3.	The Contract is subject to an attorney review period of _____ days and an inspection period of _____ days from the date of acceptance of the Contract. Said attorney review and inspection periods shall run concurrently. The Seller may continue to market the property during attorney review and inspection periods.	_____	_____
4.	If applicable, upon the expiration of Five (5) Business Days after Date of Acceptance, if Buyer has failed to make a loan application and pay all fees required for such application to proceed and the appraisal to be performed, Seller shall have the option to declare the mortgage contingency to be forfeited.	_____	_____
5.	Buyer shall pay all State and County real property transfer taxes. Buyer is responsible for all Municipal Requirements and/or Inspections and all fees and costs for said inspections.	_____	_____
6.	General Real Estate taxes shall be prorated to Buyer at 100% of the last full year tax bill issued prior to the date of closing, regardless of exemptions.	_____	_____
7.	In the event the owner(s) of record (and/or their heirs, executors, administrators or power of attorney) are unable or un-willing to convey the subject property, in accordance with the contract for sale between the equitable owner and owner(s)of record, (and/or their heirs, executors, administrators or power of attorney), equitable owner can terminate in writing the attached Agreement of Sale and return any and all earnest money deposited to the Buyer.	_____	_____

Buyer	Date	Seller	Date
x		x	
x		x	