OFFER INSTRUCTIONS for
1825 Wolf Road, Waukesha

SELLER DECISION ON OFFERS and BINDING ACCEPTANCE DEADLINE

All offers will be submitted to the Seller as they come in.
Seller requests at least 48 hours for **binding acceptance**
and reserves the right to accept any offer at any time prior.

OFFER TERMS

Highest price and best terms with as few contingencies as possible

NOTE: If buyer is choosing to waive a home inspection contingency, please include the WRA "Buyer Acknowledgement of Risk When Not Having a Home Inspection" form with the Offer packet.

Additionally, the following language MUST be included in the Offer to Purchase:
"The Buyer agrees to hold Keller Williams Realty Milwaukee Southwest, and all its agents associated, harmless from any and all claims, arising out of or relating to the Buyer's election not to have a home inspection or include an inspection contingency in the Offer to determine the condition of the Property."

PREFERRED CLOSE DATE

Seller would like to close at the end of November or the first week of December
(December 1st through December 4th)
Seller requests post-closing occupancy through December 11th, 2026.

INCLUSIONS

Stove, refrigerator, dishwasher, washer, dryer, water softener (owned),
reverse osmosis system, bracket for TV in family room

EXCLUSIONS

Seller's personal property, hanging TV in family room

LISTING AGENT EMAIL FOR DELIVERY

jbaumgartner@kw.com

****ALL OFFERS SHOULD BE SENT TO LISTING AGENT IN *ONE* PDF**