OFFER INSTRUCTIONS for
6972 W. Greyhawk Court Franklin, WI

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 can close as early as the middle of December 2026.
Seller requests two weeks of post-closing occupancy

INCLUSIONS (use Bill of Sale for personal items)

GE Cafe double ovens, Blue Star gas cooktop with griddle, Built-in KitchenAid refrigerator (main-floor), 2 Miele dishwashers, Sharp drawer-style microwave, Electrolux washer & dryer, GE refrigerator (lower level), Battery Back-up system, Yamaha surround sound receivers (2) and subwoofers (2); cabinets, countertop and pegboard next to safe in basement; TV brackets in primary bedroom, craft room, great room, basement rec room, and lower level bedroom

EXCLUSIONS

Seller's personal property, standing shelves in basement, Black-Tote storage rack and bins in garage, dehumidifier, workbench and work cabinet in basement, wall shelving units in the craft room, gun safe in basement, hanging TVs in primary bedroom, craft room, great room, basement rec room and lower level bedroom

LISTING AGENT EMAIL FOR DELIVERY

jbaumgartner@kw.com

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