WHITTEN REALTY
3400 S. 13th Street
Milwaukee WI 53215
Phone: (414) 481-9044
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Offer Instructions

RE: 3204 N 14TH ST, Milwaukee, WI 53206

- **Comments:** Please review the following requirements for Offers to Purchase.

☐ Seller will require earnest money in the form of certified funds to be hand delivered to Whitten Realty upon acceptance.

☒ Cash offers require proof of funds (either a recent bank statement or a letter from the buyer's bank) to be provided WITH the offer to purchase.

☒ Financed offers require a pre-approval letter from lender of Buyer's choice.

☒ Seller will not begin negotiating offers prior to: 7 days on the market

☒ Addenda to be made part of the Offer to Purchase. Please advise the buyer that most REO sellers will not pay for gap insurance.

☒ BE SURE TO ELECT OR WAIVE the Lead Based Paint testing contingency on the Lead Addendum! This must be signed by the agent & the buyer!

☒ Note: *Property may be winterized*. Unless specified in the Offer to Purchase, cost of dewinterization & rewinterization for inspection purpose is the buyer's responsibility. This is a negotiable item, but that means the seller *may not* agree to pay it.

☒ Seller ***will not*** allow buyer requested **or** lender required repairs prior to closing. Therefore, a straight FHA financing contingency is unlikely to be acceptable to the seller because lender required repairs would be expected. Please be sure that buyer's lender is aware property is being sold AS IS and ***no repairs*** are allowed prior to closing.

☒ Email all of the pages of the contract, including addendum, proof of funds or pre-approval letter, and completed Buyer Information Sheet. The seller will not execute an illegible copy of the contract.

PLEASE BE SURE TO EMAIL ALL OF THE PAGES OF THE CONTRACT.
We CANNOT submit an offer to our seller if ANY pages are missing!

VARIABLE COMMISSION: Seller will pay commission based on sale price minus credits to buyer.

Please allow a minimum of 3 business days for binding acceptance.

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

This addendum is made part of the offer to purchase dated: _____

Property Address: 3204 N 14TH ST, Milwaukee, WI 53206

Seller(s): Hudson Homes Management LLC /Seller's Agent: Phil Chojnacki

Purchaser(s): _____

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning, Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (Check (1) or (2) below):

(1) ☐ Seller has knowledge of lead-based paint and/or that lead-based paint hazards are present in the housing (explain).

_____

_____

_____

(2) ☑ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

Records and reports available to the Seller (Check (1) or (2) below):

(1) ☐ Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below),

_____

_____

_____

(2) ☑ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment

Purchaser acknowledges receipt of copies of all information listed above. Purchaser acknowledges receipt of the pamphlet ***Protect Your Family From Lead in Your Home.***

Purchaser has (Check (1) or (2) below):

(1) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(2) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of Agent's responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller _____ Date

Purchaser _____ Date

Seller _____ Date

Purchaser _____ Date

Agent _____ Date

Agent _____ Date

3400 S. 13th Street
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Whitten Realty

BE SURE TO FILL OUT THIS ENTIRE FORM!

BUYER INFORMATION

BUYER 1: PROPERTY: 3204 N 14TH ST, Milwaukee, WI 53206

Name: _____

Marital Status: ☐ Single ☐ Married ☐ Divorced The buyer is an **INVESTOR / OWNER OCCUPANT** (please circle)

Address: _____

City: _____State: _____ Zip Code _____

Phone Number: _____ Fax Number: _____

BUYER 2:

Name: _____

☐ Single ☐ Married ☐ Divorced

Address: _____

City: _____State: _____ Zip Code _____

Phone Number: _____ Fax Number: _____

Buyer's Agent: _____**Buyer's Agent's Broker/Company:** _____

Address: _____ **Email**: _____

City: _____ State: _____ Zip Code: _____

Phone: (_____)_____ Fax: (____)_____

BUYER'S LENDER INFORMATION:

Buyer's Lender: _____ Contact: _____

Address: _____ **Email**: _____

City: _____ State: _____ Zip Code: _____

Phone: (_____)_____ Fax: (____)_____

Buyer's Attorney Information ☐ None

Buyer's Attorney: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone: (_____)_____ Fax: (____)_____

☐ Proof of Cash funds is attached OR ☐ Pre-qual Letter is attached

Please don't send the contract without one it!