

ANSLEY

REAL ESTATE

OFFER INSTRUCTIONS

Thank you for your interest in our listing. Please email complete offers (including all exhibits) as a SINGLE PDF FILE to jody@ansleyre.com. Please contact Jody Tirone at 404-451-3125 or Tammy Weaver at 678-296-8797 with any questions.

Offers must include proof of funds or lender preapproval (including contact information).

Offer Deadline: 10:00 am Monday, May 16th

Response Deadline: 6:00 pm Tuesday, May 17th

- Provide Best Offer Initially, No Escalation Clauses
- Closing Date: 30-day Close or Sooner, Possession Around June 15-30th
- 2% Minimum Earnest Money, Wired at Time of Offer or Within 24 Hours
- Include F510 if Earnest Money is held by the Closing Attorney. F511 Should be Executed and Returned within 72 hours of Binding.
- Closing Attorney Miller & Associates, Alpharetta
- No Escalation Clauses and No Property Sold with Right to Request Repairs Exhibit
- 5 days Due Diligence or Less
- 15-day Finance Contingency or Less and 15-day Appraisal Contingency or Less
- If Waiving the Appraisal, Provide Proof of Funds to Cover Appraisal Shortfall
- Pre-Approvals ONLY from Lenders or Proof of Funds for Cash Offers
- Do NOT Include Buyer "Love Letters" as they violate Fair Housing Laws
- Listing Agent will Contact the Buyer's Lender for Verification

Other helpful information:

Broker's Address: 31 Church Street, Alpharetta, GA 30009

MLS Office Code: ANSA03

Brokerage Firm License: H-75011

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Atlanta Realtor's Association

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