



## OFFER GUIDELINES

# 223 KENT PLACE BLVD | SUMMIT

On the behalf of the Seller's and The Price Group, we thank you and your clients' for your interest.

**FINAL AND BEST offers are to be submitted by 12pm on Monday  
March 18th via email to [natalya.price@compass.com](mailto:natalya.price@compass.com)**

### **PREFERRED TERMS:**

- Closing not to exceed 60 days
  - Deposit to be made within 7 days after Attorney Review
  - Inspections to be completed within 7 days after the completion of Attorney Review (no need to limit inspections; builder stands by his product fully)
  - Appraisal must be guaranteed at least over the asking price
  - If there is a mortgage contingency, no more than 30 days for commitment
  - No home sale contingency will be considered
  - Seller will not entertain contracts with an 'Escalation Clause'
  - Confirmation that the buyer is not bidding on any other property
  - If buyers are waiving or limiting any contingencies (which would be looked upon favorably): mortgage & appraisal, please provide a clear statement in the contract OR in a separate note.
  - Please provide Buyer's attorney contact information and confirmation that the attorney is available to begin attorney review immediately.
- 
- Please include the following with your offer in ONE pdf attachment as a complete package and email to [natalya.price@compass.com](mailto:natalya.price@compass.com) - Fully signed/initialed and completed:
    - Fully completed, Signed & Initialed Contract Of Sale
    - Signed MLS listing sheet (agent complete version) initialed by the Buyer(s)
    - Bank pre-approval letter OR, if waiving mortgage contingency, Asset Verification Letter by a financial institution. Either needs to state "Not contingent on sale or rent of any real estate property"
    - Proof of funds sufficient to cover any potential appraisal shortfall on top of the down payment and closing costs

Thank you,