

IDEAL OFFER

We will present any written offers to the Seller. If your purchaser wants to put forth the most ideal offer for the Seller, please take advantage of the insight listed below:

Property Address: 2131 S. Pollard St. Arlington

Settlement: Quick Close

Post Occupancy Thru May 20

**** To stay within Real Estate Fair Lending guidelines, we request that your buyers do not include pictures in their buyers letter****

Settlement Company: Universal Title is preferred (They are fully virtual and have already completed a full title search on the property. They have 21 offices throughout the DMV. They will price match).

Financing: 14-21 days

Appraisal: 10-14 days

Sales Contract (Para 41) Other Terms: Please add this verbiage: Appraisal to be ordered the next business day after ratification with written verification from lender delivered to seller.

Lender Letter/Proof of Funds: Please make certain to supply contact information if using a loan (lender email and cell phone). If it is a cash purchase, please provide a copy of the bank statement or private banker letter.

**Please include the following documents with your offer from the MLS Document Section:*

Conveyance Page

Residential Disclosure

Additional Documents:

* Escalation Clause: Please be clear in whether or not the purchaser is raising the loan amount or increasing the down payment.

*****SELLER WILL REVIEW OFFERS IN ONE PDF*****