

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:

ANY OFFER MUST FIRST BE SUBMITTED ONLINE:

www.nellisgroup.com/submit-offer

DETAILS FOR OFFERS:

Property Address: 1005 Sterrett St. Baltimore MD 21230

Seller Names: James Kirkpatrick

Settlement: Quick close

Settlement Company: Universal Title is preferred (They have 21 offices throughout the DMV. They will price match).

Financing: 14-21 days: (If Financing is a contingency, if removed please disregard)

Appraisal: 10-14 days: (If Appraisal is a contingency, if removed please disregard)

Sales Contract (Para 18) Other Addenda/Special Conditions: (If Appraisal is a contingency, if removed disregard): 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.

** Recommend supplying POF in combination with a lender letter if showing more than 10% as a down payment.*

*** Please note: To stay within Real Estate Fair Lending guidelines, we request that your buyers do not include pictures in their letters to the seller.*

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

- Inclusions/Exclusions
- Residential Disclosure
- Additional Documents: If needed

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

*****YOU WILL BE REQUESTED TO SEND FULL OFFER IN ONE PDF AFTER ONLINE SUBMISSION*****