

# 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](http://www.nellisgroup.com/submit-offer)

## DETAILS FOR OFFERS:

**Property Address:** 2 Rubins Walk, Fredericksburg VA 22405

**Seller Names:** Nathan & Amanda Owen

**Settlement:** Quick close

**Post Occupancy:** 30-60 days

**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:**

- Conveyance Page
- 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\*\*\***