

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:

DETAILS FOR OFFERS:

Property Address: 10416 Ewell Ave, Kensington, MD 20895

Seller's Name: James Peek & Bhavna Bali

Settlement: Quick Close

Settlement Company: Universal Title McLean is preferred (They will price match)

Post Settlement Occupancy: Ideal is 30-60 days (free or limited payment)

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)

Addendum of Clauses A (Para 8) Additional Provisions: Please add this verbiage: Appraisal to be ordered the next business day after ratification with written verification from lender delivered to seller.

EMD: 1% of Sales Price Minimum (3%-10% Recommended)

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 and/or EMD*

*** 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:**

- Notice to Buyer & Seller of Buyer's Rights... Disclosure
- REA - Regulations, Easements and Assessments Disclosure and Addendum
- Residential Property Disclosure and Disclaimer
- Lead disclosures (State and Federal)
- Inclusions / Exclusions Disclosure and/or Addendum
- Consent for Dual Agency (if applicable)
- Notification of Dual Agency Within a Team in Maryland (if applicable)

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

***** YOU WILL NEED TO EMAIL YOUR FULL OFFER IN ONE PDF *****