

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: 13997 Fern Valley, Leesburg, VA 20176

Seller's Name: Jill K Macalpine & Ian R Conrad

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)

For Condos: Condo Questionnaire to be ordered by Lender within one business day of ratification with written confirmation delivered to seller

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

EMD: 1% of Sales Price Minimum (3%-5% Recommended)

Sales Contract: Add Addendum: (If Appraisal is a contingency, if removed disregard): 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 NEED TO EMAIL YOUR FULL OFFER IN ONE PDF *****