

# 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 AN IDEAL OFFER:**

**Property Address:** 805 Estuary Drive, Odenton, MD 21113

**Seller's Name:** Jaspreet Dhillon

**Settlement:** Quick Close (7-21 days)

**Settlement Company:** Universal Title is preferred *(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)*

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

**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

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

OFFER EMAIL: Please send any offer to [MRIS@NellisGroup.com](mailto:MRIS@NellisGroup.com)

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