MARK SPAIN REAL ESTATE

Thank you for your interest in this listing and taking the time to show the home! This guide will help you understand the important criteria for the seller and provide more details about their expectations.

1. **Purchase Price:** This is usually **the most critical factor** for this seller when choosing which offer to accept.

2. **Seller 's Preferred Attorney/Title-** the listed company in the MLS assisted with the seller's purchase of the property and will be requested when selling, as they already have a lot of information about the home. If other closing agents are requested, it could create lengthy delays in the closings.

3. **Seller Required Documents:** The seller requires that all disclosures provided in the MLS with the listing are submitted with the Purchase & Sale Agreement, along with Pre-Approval Lender Letters or Proof of Funds. Offers will not be reviewed and cannot be submitted without these documents.

4. **Property is sold AS-IS:** The seller will NOT make repairs to the property or entertain any requests to do so (Exceptions are noted below). They may provide a small credit if something that is not considered an upgrade or cosmetic is found OR if the repair is lender or insurance required. Please provide inspection reports and estimates to justify the requested credit. If lender required or insurance required – you must provide an email from that party. This is particularly important for setting expectations with your buyers.

5. **Loan Types:** Due to this being an investor-owned listing, sometimes the property has been owned for less than 90 days. We are unable to accept FHA loans until the FHA Eligible date included in the listing, if applicable. Otherwise, the seller will consider Cash, Conventional, and VA Loans.

6. **Personal Property:** Please do not include personal property in the contract. The seller will not remove any personal property (appliances, etc.) from the home, because the seller does not want to be liable for items they have not used.

7. **Response Time:** Please allow a minimum of 2-3 business days for a response to any offers or for any documents to be signed while Under Contract. Please ensure the "time for acceptance" is a date that is 2 to 3 business days away.

8. **Due Diligence:** Please ensure that your Due Diligence period does not end on a weekend. The seller is not available on weekends to make decisions or sign documents.

Thank you again for showing this Home and we look forward to working with you and your buyer!