

112 Broad Leaf Circle

OFFER INSTRUCTIONS

Please read this document before emailing or texting questions about this property.

- Review all Agent Only Remarks and MLS documents prior to submitting an offer
- Email Offer to Purchase to: dianedonnelly423@gmail.com
- Text Diane Donnelly at 919-740-6518 when you send the email and please include your name in the text. You will receive confirmation of receipt from me when we receive the OTP.
- Seller Names: **Michael Schafer and Natalie Savieo**
- Personal Property Included: *Refrigerator in kitchen, washer, dryer – all as is*

FAVORABLE TERMS

- Seller prefers a short due diligence period and 30-day closing date
- Preferred closing attorney: Richard Twomey, Twomey Law PLLC
- No letters to the Seller or Escalation clauses will be accepted
- Provide Pre-Approval letter or Proof of Funds for a cash offer
- Suggest that you send your BEST offer and terms!

AGENT NOTES

- Please plan with your buyers to have the DD check ready to be delivered upon contract acceptance.
- **If we receive multiple offers, we will send a notification through ShowingTime to all agents who have shown the property and will update the Agent Only Remarks on MLS.**
- If a deadline for offers is set, the Seller reserves the right to accept an offer prior to that deadline.
- When an offer is accepted, we will send a notification through ShowingTime to all agents who have shown the property.

Thank you and we look forward to working with you!

