Offer Instructions

1. Seller Name is: Boulton Properties LLC

2. **All offers must be submitted at the link below**, where you can request all desired purchase terms including seller concessions. Buyer's Brokers are Welcome!
   **No purchase agreements will be executed without a compensation agreement.*

   https://transactions.entera.ai/o/dtr3necy7

3. Seller approved special disclosures for Buyer's Broker will be securely delivered upon completion of the requested information at the following link:

   https://transactions.entera.ai/l/dtr3necy7

4. Seller offers a voluntary rate buy down or closing credit (up to $6k) for buyers financing with seller's affiliate lender. Use of affiliate is optional; buyers may use any lender or no lender. Choice does not affect the transaction. Pre-qualification info: **https://tinyurl.com/yeykj4xx**
   Listing Broker not affiliated with Seller. AfBA Disclosure:
   https://docsend.com/v/md35c/afba_disclosure

5. We recommend that all offers be submitted at their highest and best. The seller may or may not request the highest and best offers prior to acceptance. The seller only conducts business **Monday through Friday** during normal/standard business hours.

6. **Earnest Money Deposit:** Should be the greater of either $1,500 or 1% of the proposed purchase price. *(This is a minimum amount, and higher amounts will increase the strength of the offer.)*

7. **Closing Date**: 21 -30 days recommended.

8. **Due Diligence/Inspection Period**: Seller will allow up to a **10-calendar-day** diligence period with a $500 Due Diligence Fee

9. In this transaction, the Seller has elected to designate Avenue 365 Lender Services, LLC as the closing agent. In compliance with applicable federal guidelines under RESPA, the Seller will be covering the cost of the owner's title insurance policy.Avenue 365 Lender Services, LLC
   Kristie Cotham @ 484-615-3255 (Escrow Officer)
   purchaseteam@avenue365.com
   Listing Broker not affiliated with Seller. Refer to AfBA Disclosure:
   https://docsend.com/v/md35c/afba_disclosure

10. **Conveyance Deed Type**: Seller shall convey the property by **Special Warranty Deed**. Unfortunately, this is non-negotiable. The RITHM NC Addendum must be included in the Contract.

11. **Inclusions and Exclusions:** Please state **"Property Conveyed As Is/Where Is"** for each.

12. **Refrigerator, Washer, and Dryer**: If present, these items are intended to remain with the property, however the seller cannot assure this. If these items remain on site until closing, the seller will gift them with no bill of sale and no warranty or guarantee. If a Non-Realty Items Addendum or Bill of Sale is required, please indicate $0.00 value and insert language that says: "Seller does not warranty or guarantee the function or presence of these items and the Real Estate purchase and sale agreement is in no way contingent upon any conveyance, terms, or satisfaction related to these items."

13. **Listing Broker's Information**: Please complete the Listing Broker Information Section using the information below:
    - **Firm Name**: Entera Realty LLC
    - **Firm License:** C30171
    - **Listing Agent Name**: Robert Salmons
    - **Listing Broker's License Number: 297592**
    - **Phone:** 888-216-6364
    - **Office Address:** 820 Gessner Dr. Suite 340
    - **City, State, Zip:** Houston, TX 77024
    - **Email**: RSCDispo@enterarealty.com
    - **Listing Agent is working as Seller's Agent**

14. Pre-approval letter or **POF** is required for an offer to be considered.

15. All pages of the offer, including proof of fund, disclosures, and the seller's addendum, must be merged into a **single PDF document** and **submitted as a single PDF document.** *(*https://www.ilovepdf.com/merge_pdf *is an excellent pdf merge tool that is free to use.)*