

1595 Moncrief Circle

Decatur, GA 30033

OFFER INSTRUCTIONS

Please send complete offers (including all exhibits) as a SINGLE PDF FILE, (No sign invites) to maia.samb@kw.com Please text Maia Samb at 770-401-6309 with any questions.

1. Offers must include proof of funds or lender's approval (including contact information).
2. Provide Best Offer Initially, No Escalation Clauses -
3. Closing Date: 30-day Close or Sooner, Possession - contingent
4. Recommended 1-2 % Minimum Earnest Money, Wired at Time of Offer or maximum 72 hours after binding.
5. EM to be held by Keller Williams Atlanta Perimeter, preferably
 - Include F510 Earnest Money is held by the Closing Attorney. F511 Should be Executed
 - Closing Attorney Preferred closing attorney is Marshall Hicks with Pacific Law Group.
 - No Escalation Clauses
 - Send the Highest and best offer at the first time
 - 5 days Due Diligence or Less
 - No or Short Financial and Appraisal Contingencies
 - If Waiving the Appraisal, Provide Proof of Funds to Cover Appraisal Shortfall
 - Pre-Approvals or Commitment letter ONLY from Lenders or Proof of Funds for Cash Offers
 - Do NOT Include Buyer "Love Letters" or Pictures as they violate Fair Housing Laws

Other helpful information:

Broker's Address: Keller Williams Atlanta Perimeter
115 Perimeter Center Place Suite 100 Atlanta, GA 30346
Phone: 678-298-1600 Fax:678-298-1616
MLS Office Code: KWAP01
Brokerage Firm License: H-44315
Maia Samb License #388638
770-401-6309, maia.samb@kw.com
Atlanta Realtors Association