

1538 Oakmont Drive

Acworth, GA 30102

OFFER INSTRUCTIONS

Please send complete offers (including all exhibits) as a SINGLE PDF FILE, (No sign invites) to anntolbert@kw.com or maia.samb@kw.com Please text Ann Tolbert at 678-799-6350/Maia Samb 770-401-6309 with any questions.

- Offers must include proof of funds or lender's approval (including contact information).
- Provide Best Offer Initially, No Escalation Clauses –
- Closing Date: 30-day Close or Sooner, Possession - contingent
- Recommended 1-2 % Minimum Earnest Money, Wired at Time of Offer or maximum 72 hours after binding.
- EM to be held by Keller Williams Atlanta Perimeter, preferably
- Including F510 Earnest Money is held by the Closing Attorney. F511 Should be Executed
- Closing Attorney Preferred closing attorney is McMichael & Gray - Cobb location 678-436-3907.
- 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
- Buyer Broker Compensation: 3%

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