

**3117 Haynes Park Dr
Lithonia, GA 30038**

OFFER INSTRUCTIONS

Please send complete offers, including all exhibits, as a single PDF file (no sign invites) to **operations@puttogo.com**. For any questions, text Maia Samb at **404-528-9990**.

Include proof of funds or a lender's approval letter with contact information.
Submit your best offer initially. No escalation clauses.

Closing Date: 30-day close or sooner.

Possession: Contingent upon agreement terms.

Earnest Money (EM): Recommended: 1–2% minimum earnest money, wired at the time of the offer or within 72 hours after binding.

EM to be held by Keller Williams Atlanta Perimeter preferably.

Include F510 if EM is held by the closing attorney.
F511 should be executed.

Preferred Closing Attorney:

Marshall Hicks, Pacific Law Group.

Additional Offer Guidelines

- 5-day due diligence period or less.
- Minimal or no financial and appraisal contingencies.
- If waiving the appraisal, provide proof of funds to cover any potential appraisal shortfall.
- Pre-approvals or commitment letters from lenders only are required for financed offers; cash offers must include proof of funds.
- 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

Agent Information:

Maia Samb

License #388638

Phone: 404-528-9990 **Email:** maia.samb@kw.com

Member of the Atlanta Realtors Association.