

**265 Winding River Drive, Unit G
Sandy Springs, Georgia 30350**

OFFER INSTRUCTIONS

Please send complete offers, including all exhibits, as a single PDF file (no sign invites) to maia.samb@kw.com and copy operations@puttogo.com. For any questions, text Maia Samb at **770-401-6309 or 404-528-9990**.

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

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.

Please, include F259 - Buyer's Broker Compensation Agreement Exhibit.
The seller's broker will pay 3% to the buyer's broker for a full price offer.

Additional Offer Guidelines

- 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: 770-401-6309 **Email:** maia.samb@kw.com

Member of the Atlanta Realtors Association.