

**145 15th St - Unit #211
Atlanta, GA 30309**

OFFER INSTRUCTIONS

Please send complete offers, including all exhibits, as a single PDF file (no sign invites) to maia.samb@kw.com and operations@puttogo.com.

For any questions, text Maia Samb at **770-401-6309**.

1. Include proof of funds or a lender's approval letter with contact information.
2. MUST use the deed in the listing documents for the Legal Description of the property.

Earnest Money (EM): Recommended: 1-2% minimum earnest money, due 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:

O'Kelley & Sorohan - Kern Schwartz - 770-391-0073

Please, include F259 - Buyer's Broker Compensation Agreement Exhibit.

The seller will pay 3% to the buyer's broker for an acceptable 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

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