

Offer Cover Sheet

IMPORTANT – PLEASE SUBMIT OFFERS IN THIS ORDER:

1. COVER SHEET – COMPLETELY FILLED OUT AND SIGNED BY BUYERS AGENT.
2. FAR-BAR AS-IS CONTRACT WITH ALL ADDENDA
3. PRE-APPROVAL (FINANCES OFFERS: PRE-APPROVAL LETTER MUST ACCOMPANY). NOTE – IF YOUR OFFER IS ACCEPTED, THIS LETTER MUST REFLECT THE ACCEPTED CONTRACT PRICE AND REFLECT THE LOAN AMOUNT.

SUBMIT OFFERS VIA EMAIL TO: psullivan@oldetownbrokers.com

PLEASE TYPE OR PRINT CLEALY – ALL SCANS NEED TO BE IN .PDF FORMAT

Property address: _____

Buyer Information: Has Buyer visited/seen the property? Yes _____ No _____

Buyer 1 First: _____ Middle: _____ Last: _____

Buyer 2 First: _____ Middle: _____ Last: _____

Mailing address: _____

*Phone: Buyer 1: _____ Buyer 2: _____

*Email: Buyer 1: _____ Buyer 2: _____

***Mandatory for offer submission**

Selling Agent Information: (agent representing the buyer)

Selling agent name: _____ MLS ID#: _____

Company name: _____

Company address: _____

Cell Phone: _____ Office Phone: _____ Email: _____

Lender Information:

Lender contract: _____

Company name: _____

Cell Phone: _____ Office Phone: _____ Email: _____

Offer Details:

Is the buyer a licensed Real Estate Agent? Y / N (If so, make sure contract discloses this.)

Primary Residence? Y / N First Time Homebuyer? Y / N Investor? Y / N Second Home? Y / N

Please verify the purchase method: Cash / Financed / 1031 Exchange / Other: _____

Is buyer participating in an Affordable Housing Program? NSP / DPA / Other: _____

Offer Amount: _____ **Amount of Earnest Money:** _____

Type of Financing: Cash / FHA / VA / Conventional / 1031 Exchange / Other: _____

Financed Amount: _____ **Seller CC Contribution:** _____

Closing Date: _____ **Offer expiration date:** _____ (at least 5 business days)

of days for Inspection: _____

Buyer and buyers' agent acknowledge the following:

1. See offer cover sheet?
2. Pre-Approval letter - this letter must be a pre-approval and indicate that all documents have been submitted to the lender and credit has been pulled. **OFFERS SUBMITTED WITH A PRE-QUAL AND NOT A FULL PRE-APPROVAL WILL NOT BE CONSIDERED.**
3. Earnest deposit is due to the title company upon acceptance in the form of a bank wire. The title company will be The Closing Agent. **Proof of escrow deposit from the title company must be delivered.**
4. All forms needed to close this transaction must be in the form of a bank wire.
5. All inspections must be completed within 7 calendar days.
6. Earnest Money Deposits will be 5% on cash offers, 2% on conventional financed offers, and 1% for FHA or VA financed offers.

Buyer: _____ Date: _____

Buyer: _____ Date: _____

Buyer Agent: _____ Date: _____