



# OFFER SUGGESTIONS

## 4290 BOBBINS WAY, CUMMING

Thank you for showing this property. The following offer guidance is being provided to give insight for potential offers along with offer instructions for your convenience. Please visit the property website at **4290bobbinsway.com** for disclosures, photos, info, etc. Please contact me with any additional questions.

**Offer Package:** Please *email offers as a single PDF to melanie@ansleyre.com* on a GAR form. Include legal description & all exhibits including disclosures. Please text me at 770-670-8781 to confirm receipt of offer. Please submit the *highest and best offer initially* - no escalation clauses.

**Approval/Verification:** Include proof of funds or pre-approval letter. Agent will contact for verification.

**Preferred Lender Opportunity:** One of my preferred lenders is offering

**Finance & Appraisal Contingencies:** 10 days or less is preferred. No contingencies is even better. If waiving the appraisal, please provide proof of funds to cover appraisal shortfall, in case it is needed.

**Buyer Agency Compensation:** Include requests in the offer to be paid "By Seller to Buyer's Broker."

**Preferred Closing Attorney:** Must close with Campbell & Brannon Alpharetta - estate sale

**Due Diligence Period:** Less than 5 days is preferred

**Earnest Money:** 2-4% minimum to be wired within 1 day of binding agreement date is preferred

**Closing & Possession Date:** Sellers prefer to close as soon as possible

**Special Stipulation:** Please add "All parties agree that all time deadlines set forth herein shall expire at 6pm on the day of the deadline and if any deadline falls on a national holiday, it will automatically extend to the next day."

### **Seller's Agent Info for Purchase Agreement:**

Melanie Snare | Ansley Real Estate

Agent Phone: 770.670.8781 | melanie@ansleyre.com | License # 419913 | Atlanta Realtors Association

Broker Address: 31 Church Street Alpharetta, GA 30009 | Broker Phone: 770-284-9900



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Melanie Snare

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