



OFFER SUGGESTIONS

688 CRESCENT RIVER PASS

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 www.688CRESCENTRIVER.com for disclosures, photos, info, etc. Contact us with additional questions.

Offer Package: Please *email offers as a single PDF to heididerosa@ansleyre.com and melanie@ansleyre.com* on a GAR form. Include legal description & all exhibits including disclosures. Please text Heidi at 678-592-2689 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.

Finance & Appraisal Contingencies: 14 days or less is preferred. If waiving the appraisal, please provide proof of funds to cover appraisal shortfall, in case it is needed.

Preferred Closing Attorney: Ganek PC - Steve Golden | Alpharetta location | ganekpc.com or Campbell & Brannon | Alpharetta location | 770-521-1180

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 Date: Sellers prefer to close March 30, 2026

Special Stipulation: Please add "All parties agree that all time deadlines set forth herein shall expire at 6pm on the day of the deadline."

Seller's Agent Info for Purchase Agreement:

Ansley Real Estate | Christie's International RE

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

MLS Office Code: ANSA03 | Brokerage Firm License: H-75011

Listing Agent: Heidi DeRosa | 678-592-2689 | heidi@ansleyre.com | License # 428078 | ARA

Co-Agent: Melanie Snare | 770-670-8781 | melanie@ansleyre.com | License # 419913 | ARA



HEIDI DEROSA

HEIDI@ANSLEYRE.COM
678-592-2689 (M)
770-284-9900 (O)
IG @HEIDIDEROSA
HEIDIANDMELANIE.COM
ANSLEYRE.COM

MELANIE SNARE

MELANIE@ANSLEYRE.COM
770-670-8781 (M)
770-284-9900 (O)
IG @MELANIESNARE
HEIDIANDMELANIE.COM
ANSLEYRE.COM

