

Seller's Wish List
345 Clear Creek Court
Roswell GA 30076

Below is Seller's wish list of contract terms:

- Send all offers **as one document in PDF format** to gail@ansleyre.com. Please **DO NOT SEND** through **DocuSign, Dotloop, Showingtime, or Remine**. We don't want to miss your offer.
- Financing - Pre-approval should be exhibit to offer and should provide contact information for lender as Listing Agent will contact to verify Buyer's financial ability to close.
- All Cash Offers – Proof of Funds should be liquid, verifiable, and attached as exhibit to offer.
- Do NOT include buyer "Love Letters" as they can be a violation of Fair Housing Laws
- Preferred closing attorney is **Laura Suggs at Ganek Alpharetta**.

*Thank you for showing your buyers
this amazing home!!*

Below is helpful info regarding Listing Agents:
Listing Agent: Gail McCown/Claire McCown
License Numbers: 369444/369096
Contact Info: gail@ansleyre.com 678-906-5512
Board Affiliation: Atlanta Realtor Association
Office: Ansley Real Estate – North Office
31 Church Street
Alpharetta GA 30009
Office Phone: 770-284-9900
Office ID: ANS03 Firm Number: H-75011

Gail & Claire McCown
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