



OFFER SUGGESTIONS

3755 WOODS CREEK DRIVE | LAKE CHATUGE

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 **3755WOODSCREEK.com** for disclosures, photos, info, etc. Contact me with additional questions.

Closing & Possession Date: Sellers prefer to close by **October 5, 2026** and would strongly prefer temporary occupancy. They need to remain in the home until **October 21, 2026**.

Note: Listing agent is the related to the Sellers - she is their daughter.

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

Required Exhibits: Include Legal Description, Seller Disclosures, Lead Based Paint Disclosure

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

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

Buyer Agency Compensation: Include requests in your offer to be "*Paid by Seller* to Buyer's Broker."

Preferred Closing Attorney: Campbell & Brannon Alpharetta or Stephanie McConnell PC Hiawassee

Due Diligence Period: Less than 5 days

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

Offer Expiration: Allow *at least 24 hours* for the Seller to review & respond with *offers expiring at 6pm*.

Special Stipulation: Please add "All parties agree that all time deadlines set forth herein shall expire at 6pm on the day of the deadline. Should a deadline, other than the offer expiration, fall on a national holiday, all parties agree the deadline shall 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

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



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Melanie Snare

ELEVATING YOUR REAL ESTATE EXPERIENCE

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