ARMONT
REAL ESTATE

OFFER SUGGESTIONS

4934 KETTLE RIVER POINT | THE RIVER CLUB

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.4934KETTLERIVER.com** for disclosures, photos, info, etc. Contact us with additional questions.

Offer Package: Please *email offers as a single PDF to heidi@armontre.com & melanie@armontre.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.

Buyer Agency Compensation: Include it in your offer as Buyers Broker Paid by Seller.

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

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 as soon as possible

Special Stipulation: Please add ...

- All parties agree that all time deadlines set forth herein shall expire at 6pm EST 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.
- All parties acknowledge and agree that section C.4c (Delays Caused by Emergencies) of the Agreement shall be stricken and is not a part of this Agreement.

Seller's Agent Info for Purchase Agreement:

ARMONT Real Estate |Address: 11175 Cicero Drive, Bldg 200, Suite 100, Alpharetta, GA 30022
MLS Office Code: ARET01 | Brokerage Firm License: H-83343 | Broker Phone: 770-415-6668
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