

215-778-6805
www.craiglerch.com
479 York Road, Suite B
Jenkintown, PA. 19046



**Thank you for taking the time to submit an offer on my listing.
Please submit the below checklist to avoid missing documents**

1. Listing Agent

Craig Lerch - License # AB060964L
215-778-6805
craig@craiglerch.com
479 York Road, Suite B
Jenkintown, PA. 19046

2. Company Information

EXP Realty, LLC. - License # RB067456
888-397-7352
479 York Rd Suite B
Jenkintown, PA 19046

3. Please be sure line 143 or line 146 of the agreement of sale is elected

4. Please be sure to include:

- Complete Agreement of Sale
- Buyer's Financial Information
- Pre-approval (within 30 days of Agreement of Sale date)
- Proof of funds (if Cash Buyer)
- Sellers Disclosure
- Lead Based Paint Disclosure
- Copy of the Earnest Money Deposit.
- Line 16 of the Agreement of Sale please note who is holding the deposit (Buyer's title company or Listing Broker)
- Make all deposits within 2 days

5. Please be advised that EXP Realty LLC does not hold earnest money deposit. Please fill in Line 16 Buyer's title company or Buyer agent's office. Please add Buyer Agent compensation on Line 25 of the AOS.

6. Please insert in special clauses line 795 "If reply to inspection or mortgage commitment date falls on a weekend/holiday response will be provided the following business day."

7. Please allow seller response time to be 48 hours. (Line 52)

8. All offers shall be presented Monday-Friday

