

Realtor Offer Instructions

1012 Cherohala Skyway Tellico Plains TN 37385

THIS DOCUMENT IS FOR REALTORS ONLY

Thank you for showing and taking the time to write an offer on our listing.

Following these guidelines will ensure your offer is ready to be reviewed by the Seller(s)!

1. All offers must be written on TAR approved contracts.
2. Offers must be based on all disclosed information and Buyer(s) personal, visual inspection. **Buyer to verify ALL data independently!**
3. All offers must accompany a POF or Approval Letter with lender contact.
4. Please include ALL disclosures found in the document section of the MLS listing, signed by the Buyer(s). *(This document is excluded.)*
5. **Make sure that there are no blank lines in the contract.** The PSA must be fully filled out to be considered. (Including the broker information on pg. 10. It should have the full address, licensee#: 353579, broker#: 240551.)
6. Section 2.D.3 Please read lines 142 and 143 and specify on line 144 who the Buyer(s) is asking to pay the cost of the title search, mortgagee's policy (if applicable) and owner's policy.
i.e. "Buyer to pay the cost of the title search, mortgagee's policy, and owner's policy."
7. **SPECIAL STIPS:** Please include the following or your offer will be countered with: 1. "The parties herein acknowledge they have been informed of bankruptcy proceedings in the United States Bankruptcy Court, and this Agreement is contingent upon final judgment and decree authorizing the sale of Property. In the event that a final judgment sale authorization is not granted within 60 days of a bound agreement, the Buyer may terminate this Agreement with written notice to Seller with Earnest Money/Trust Money returned in full to Buyer, in which event all parties agree to execute all applicable documentation."
8. **The Seller's will be closing with:**

Sterling & Wilson Title - Lisa Sterling

120 Suburban Rd #202, Knoxville, TN 37923 // (865) 999-3184 //

lisa@sterlingandwilsontitle.com

We humbly request (but certainly do not require) that the Buyer(s) close with the same title company as this helps to **GREATLY** reduce the number of possible mishaps, delays and errors with closing. We are having a higher number of errors occurring when the Buyer and Seller close with different title companies along with untimely closing on the designated close date. The Sellers have worked with Lisa Sterling at Sterling & Wilson Title and can vouch for their professionalism, high ethics and ample communication. Thank you for your consideration!

Thank you for incorporating these guidelines,

we look forward to receiving your offer on behalf of your Buyer(s.)

Steve & April Blankinship

The Blankinship Group at Wallace Real Estate