

HOW TO MAKE AN OFFER

The Listing at 7701 S Eggleston Ave, Chicago, IL 60620 is available for showings during Open Houses on October 3rd, 2026 from 10am-1pm & October 4th, 2026 from 1pm-4pm.

- 1) Register at <https://welcomehomeoffers.com/> to place an offer. Registration is quick and easy. To place an offer, you must be **pre-approved** by a licensed mortgage lender or provide POF (proof of funds). Pre-qualification letters will **NOT** be accepted. It must be emailed to ryan@widerberggroup.com Your offer account will **NOT** be activated until we have received a POF letter or a copy of the pre-approval.
- 2) We will have a lender at the Open House that can assist you with getting a pre-approved loan so you can place an offer.
- 3) Once we receive your loan preapproval or POF your account will be activated at **4:00 pm on Sunday, October 4th, 2026** after the Open House. Or as soon as we receive the required documents after the Open House has ended. Only pre-approved buyers can submit offers on the home.
- 4) Place your offer at <https://welcomehomeoffers.com/>. Find the home you want to make your offer on and simply enter your offer. You must **login to submit an offer**. Please remember you must send your pre-approval or proof of funds to ryan@widerberggroup.com after creating your account. Your account will not be activated until we receive your loan preapproval or POF. **WE DO NOT RECOMMEND USING A MOBILE PHONE FOR MAKING YOUR OFFER! IF YOU DO, YOU MUST REFRESH YOUR SCREEN TO ENSURE ACCURACY!**
- 5) **The online offers event begins Sunday, October 4th, 2026 at 4:00 pm and ends on Wednesday, October 7th, 2026 at 7:00 pm CT.** If an offer is received within the last 5 minutes, the system will automatically add 5 minutes after the last offer until the final offer has been reached. This means the **offering can go past 7:00 pm CST. If you are making offers from a different time zone than the property, you MUST change the clock on your computer to ensure your offers are submitted in a timely manner.**
- 6) You can see in real time exactly what you need to pay and win. No more blind highest and best offers. No contract needs to be submitted unless you are notified that your offer has been accepted.
- 7) When the time clock runs out, the offers will be reviewed and presented. If you are among one of the top offers, the listing agent will reach out to the buyer's agent to discuss terms. **The seller has the right to accept, reject or negotiate any and/or all offers.**
- 8) **Agent Compensation** is added to the winning offer which shall establish the final sales price. When submitting an offer at <https://welcomehomeoffers.com/> you will see the **Highest Declared Final Winning Offeror Price + Agent Compensation Amount = FINAL SALES PRICE.** The final sales price is the purchase price. The Agent Compensation is to compensate the Buyer's Agent in the transaction and is clearly shown when submitting an offer at <https://welcomehomeoffers.com/>.

- 9) If notified that your offer is accepted, a purchase contract is to be submitted within 24 hours of acceptance. Escrow is to be opened and earnest money sent to eXp Realty, LLC within 24 hours. And the transaction proceeds the same as any other real estate transaction.
- 10) Due to our inventory of listings, we will be unable to take or return phone calls or respond to e-mails or text messages. Please talk with us at the Open House.

Important Notes To Remember

To place an offer, your client must **REGISTER** and create an account at <https://welcomehomeoffers.com/> and agree to the Terms of Service.

You can submit your Pre-Approval or Proof of funds **before 12 o'clock noon** on the day the online offers event ends. Please e-mail them to: ryan@widerberggroup.com

You must be logged in to place an offer.

We strongly encourage you to login to your account prior to the online offers event deadline on the property to ensure you're comfortable navigating the system. It is important to understand the steps and functionality needed to place an offer.

Placing an offer is simple. Just make sure you are logged in to your account. If you are not logged in, you will **NOT** be able to place an offer.

By creating the account, you agree to accept AND they understand the Terms and Conditions of the online offers process and the <https://welcomehomeoffers.com/> offer platform.

Property will be available for viewing only on the day(s) of the open house (unless stated otherwise in the MLS)

Upon notification the seller has accepted your offer, a signed Illinois Multi-Board 8.0 contract prepared by an Illinois licensed agent must be submitted within 24 hours along with the earnest money deposited with eXp Realty, LLC.

Sellers reserve the right to accept, negotiate or reject any and/or all offers, including the highest offer.