

4760 N High Pre-Approval or proof of funds required with all offers - No exceptions. Proof of funds must include the buyer's name, name of financial institution and enough funds to cover offer price. Seller will not seriously consider any offer without this.

1. **Earnest Money** – 1% of purchase price 3 days of acceptance of contract.
2. **Escalation clauses** – Seller will consider an escalation clause.
3. **Title Company Northwest Select Title Lee Myers**
4. **Closing ASAP**
Possession Tenants rights
5. **Complete Paperwork** – Please be kind and submit an accurately completed purchase contract, Lender Letter/POF.
6. **All offers go to:** Joe Jackson at rjoe@kw.com
7. Please text or call Joe at 614-271-4263 after sending the offer to confirm receipt. Hiding in junk mail is a thing and we do not want to miss your offer!
8. **Dotloop** – If sending an offer through Dotloop, you MUST attach a PDF copy of the offer. Please do not just send notice that an offer can be viewed by signing in. This does not always work!
9. **Showings** – Call 614-255-5588 to arrange a showing.

Thank you!!