

2540 Neil avePre-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. **Appraisal** – Waiving the appraisal contingency or some appraisal gap coverage always helps offers. Not a requirement, just a suggestion. If offering gap coverage, please submit a financial statement showing adequate funds on deposit.
2. **Earnest Money** – 1% of purchase price 3 days of acceptance of contract.
3. **Escalation clauses** – Seller will consider an escalation clause.
4. **Title Company Northwest Select Title Lee Myers**
5. **Closing ASAP**
Possession tenants rights
6. **Complete Paperwork** – Please be kind and submit an accurately completed purchase contract, Buyer signed RPD, , Agency Disclosure and Lender Letter/POF.

7. **All offers go to:** Joe Jackson at rjoe@kw.com
8. 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!
9. **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!
10. **Showings** – Contact Joe Jackson 614-41-1220

Thank you!!