

292-94 Wyandotte

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. **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** – please be generous. A non-refundable deposit to seller is also acceptable.
3. **Escalation clauses** – Seller will consider an escalation clause.
4. **Buyer Paying Seller's Closing Costs** – This is a great idea and will be appreciated by seller.
5. **Title Company** Ohio Real Title
6. **Closing and Possession** –
 - a. Closing: asap
 - b. Possession: at cloisng w tenants rights
7. **Complete Paperwork** – Please be kind and submit an accurately completed purchase contract, Buyer signed RPD LBP, Agency Disclosure and Lender Letter/POF. **The seller will NOT accept any buyer letters.**

8. **All offers go to:** Joe Jackson at rjoe@kw.com 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 logging in. This does not always work!
10. **Showings** – Please call showing time to schedule your showings. 614-255-5588. Overlapping showings are allowed but use COVID guideline cautions.

Thank you!!