

Offer Guidelines

We want to ensure your experience is pleasant with no surprises. We will present your offer as promptly as possible, or if multiple offers - as stated in MLS or the ShowingTime notification.

Send complete offer to **Offers@placedallas.com** and copy **Listing Agent 2** with the Address in the subject line of the email. Send PDF attachment(s) of all documents.

Seller Names	See <i>Owner Name</i> in MLS listing or tax records
Preferred Title Company Address Escrow Officer Email Phone	Republic Title N Coit 5920 Coit Rd #200, Plano, TX 75025 Tracy Horne team-tracyhorne@republictitle.com 972-618-4711
Listing Broker Firm License #	Livv Real Estate 9014249
Listing Associate's Name License #	<i>Listing Agent 2 NAME / Amy Downs</i> 0449524
Listing Associate's Email Phone	<i>Listing Agent 2 EMAIL per MLS</i> <i>Listing Agent 2 PHONE per MLS</i>
Licensed Supervisor License #	Korin Binder 0559282
Listing Broker Address Phone	5904 Murphy Rd, Sachse, TX 75048 972-821-6145

All items will need to be included for a complete offer:

- **REQUIRED - Pre-approval letter OR Proof of Funds** - Pre-approval: Dated within the last month with lender's contact info: phone number, email, and verification of contract price purchasing power. Proof of Funds: For all cash offers AND appraisal waivers in the name of the buyers. Private info blacked out.
- **REQUIRED - Contract // Add these documents to Paragraph 22 - Other:**
 - Notice of Information of Other Sources - *Located in MLS docs*
 - Compensation Agreement Between Brokers - *ONLY if Broker paid*
- **REQUIRED - All Applicable Contract Addenda**
 - Third Party Financing, HOA, On-Site Sewer, Lead Based Paint, etc.
- **Seller's Temporary Lease AND Addendum Regarding Rental Flood Disclosure (If Occupied)**
 - "3 Days after Funding at 6 pm" at \$0/per day, unless noted in MLS Private Remarks.
- **REQUIRED - Compensation Agreement Between Brokers** - *ONLY if Broker paid*
- **REQUIRED - Notice of Information From Other Sources** - *Located in MLS docs*
- **REQUIRED - Buyer Signed Seller's Disclosure** - *Located in MLS docs*
- **REQUIRED - Acknowledgement of Survey & T47.1** - *Located in MLS docs, if available*

We ask that Earnest Money and Option Fees must be paid prior to scheduling inspection(s).