



Mainstay

Offer Guidelines and Seller's Preferences

Please review before submitting your offer.

IMPORTANT NOTES

- Submit all offers via <https://form.jotform.com/252247151794157>
- We will confirm receipt of the offer within one business day
- The seller prefers that your clients view the property before submitting an offer
- The seller prefers a minimum of \$1,000 due diligence fee for a 10 day due diligence period to be held by Seller's preferred Closing Attorney
- The seller prefers at minimum 1% (or \$2000 whichever is higher) earnest money to be held by Seller's Preferred Closing Attorney
- EMD due within 3 days

LLC SIGNERS

If the buyer is an LLC the all pages of the contract requiring signatures should be signed in one of two ways below:

- John Smith, authorized signer for 123 Main Street, LLC
- 123 Main Street, LLC by John Smith, authorized signer

DOCUMENTS

Please include the buyer's signed documents/disclosures that are uploaded to the MLS and any other amendments that are applicable including but not limited to:

- Mainstay ABAD
- Seller's Addendum / Special Stipulations
- Seller's Disclosure Documents
- Residential Property and Owners Association Disclosure Statement
- Lead-Based Paint Addendum (If Required)
- Proof of Funds / Pre-approval
- Mineral, Oil and Gas Rights
- Authorized Signor Documents (Certificate of formation, Operating Agreement, Power of Attorney etc.) if the buyer is an LLC, corporation, or trust.

CONTRACT TERMS

Please include the following information on the contract:

- **PARTIES:** Seller's name should match the MLS
- **PREFERRED CLOSING ATTORNEY:**
 - Attorney: Hankin & Pack PLLC - NC
 - (704-912-1299)
 - aveoneNC@hankinpacklaw.com
 - 5955 Carnegie Blvd Suite 350, Charlotte NC 28209