



## **OFFER INFORMATION:**

**Thank you for showing our listing to your clients! If they are considering making an offer on the property, we would like to provide the following information to help make the transaction as smooth as possible. This will also help in completing the offer and give you an idea of what would make your offer appealing to the seller.**

- Earnest Money- to be held by Closing Attorney. A minimum of 1% is preferred.
- MUST include forms F510 & F511 in offer.
- No longer than a seven (7) day Due Diligence Period, the fewer the better.
- No longer than a twenty-one (21) day Financing &/or Appraisal Contingency Period, the fewer the better.
- A pre-approval letter from the Lender should include Lender's contact information, including email & phone number. If including appraisal gap or if offer is Cash, please provide Proof of Funds letter must be included with the offer.
- Please submit offers to the email addresses in MLS.
- MUST send as one PDF format via email. Please do not just send a signing invitation. Please submit all exhibits at the time of the offer. The Lead-Based Paint Exhibits must be from us if we are the listing Broker.
- Please do not send any "love letter" from the buyer to the seller, we can not present them as this goes against the Georgia Fair Housing Act.

## **Additional Information:**

- Listing Broker Firm: Watkins Real Estate Associates
- Agent Name/License #: Please use Primary Agent Name and License # in MLS
- Realtor Membership: MSAR
- Address: **320 Corporate Center Ct, Stockbridge GA 30281**
- Broker Phone: 678-272-2576
- MLS Code: WTKN01
- Brokerage License Number: H-78337