

OFFER INSTRUCTIONS

- All offers must be accompanied by a pre-approval letter or proof of funds
- All required disclosures are attached to the listing in the MLS. Please remember to use an FHA/VA Addendum if using that loan product
- When possible, we prefer to present offers to our seller in person. Please communicate this to your buyer as a response may take additional time
- We advise an EMD and DD amount that is commensurate with the property type being offered
- If requesting more than 21 days Due Diligence period, **please provide and explanation for the extended period.**
- Please submit offers to aconolly@bhscpp.com

Due Diligence Period: We welcome and recommend a home inspection. The seller may consider addressing major issues noted in the inspection report. Examples include safety/hazards, structural or security issues. Please understand the home is priced considering its current condition in today's market conditions.

Please do not set unrealistic expectations that the due diligence period is a second negotiation phase (with the exception of certain loans and government lending guidelines).

Thank you very much for presenting an offer and we look forward to working with you!

