

Cover Sheet for your Offer, Must be Included with Your Submitted Offer

Property Address: _____

Agent Name: _____

Required Documents

Cell #: () _____

Completed RPA/Offer

Office #: () _____

Agency Disclosure

Fax #: () _____

Pre-Approval Letter or

Email: _____

All Cash need Proof of funds

Buyer's Full Name : Please print clearly & verify correct spelling of your buyer(s) full name.

Earnest Money Deposit: \$ _____

Close of Escrow Date: ____/____/2010

Offer Amount: \$ _____

Buyer Closing Costs: \$ _____

Loan Amount: \$ _____

Type of Financing: _____

Down Payment: \$ _____

Owner Occupied

Investor

Lender: _____ Number: () _____

Please circle who pays according to your offer?

BUYER	SELLER	NHD – Property ID (\$99)	
BUYER	SELLER	Transfer Tax	
BUYER	SELLER	HOA Fee (if applies)	
BUYER	SELLER	Home Warranty	Amount: \$ _____
BUYER	SELLER	Escrow	
BUYER	SELLER	Owners Title Insurance	
BUYER	SELLER	Other:	_____

If buyer chooses escrow company buyer understands no part of the seller's closing cost credit (if applicable) can be used for such fees & the buyer is solely responsible for all costs associated with their choice of Title Company. CHECK ONE BELOW

_____ Buyer chooses escrow company @ own cost

_____ Sellers choice

By signing here you have read and understand offer instructions B.

Buyer's Agent Signature

Please note: If this property has **Multiple Offers** (Refer to Agent Remarks in MLS) Please make sure this is your buyers **BEST AND FINAL OFFER**. Buyers Agent Initial: _____ This is my Buyers BEST & FINAL OFFER

Office: (916)686-7888

Fax: (916) 686-7890

Offers email: jimnatzoffers@frontiernet.net

Offer Instructions B

1. All offers to be submitted with a pre-qualification letter from Bank Of America.
2. In addition to item 1 above, if the buyer chooses to use their own lender, then buyer is to submit a **conditional** loan approval letter with their offer and prequalify as instructed above. If the buyer is using 100% LTV financing, the approval letter needs to state the type of loan product that is being used and discuss it's current availability and future availability as many 100% loan products are currently being phased out.
3. For Cash Offers, verification of funds must be received by the listing agent before the offer can be submitted to the seller.
4. Please email offers to jimnatzoffers@frontiernet.net Upon doing either, please leave a voice-mail to advise us you have sent over an offer to expedite submission to the seller.
5. Seller response time will usually be within 2-5 business days.
6. All negotiations will be done verbally between buyer and seller through their respective agents. Upon verbal acceptance, the listing agent will provide a completed CHL contract addendum to the buyer's agent for the buyer to sign.

Upon receipt of the above documents from the listing agent, please print and have your buyer sign and deliver the originals with a copy of the buyer's deposit check

**Return to: Clear Horizon Real Estate & Investments –
9275 E. Stockton Blvd. Suite #300 Elk Grove, CA 95624**

Escrow Instructions *Follow instructions that come with your addendums carefully.*

7. Buyer's agent is responsible to overnight the buyer's Earnest Money for the full amount made out to the designated title company within 1 business day of receiving the FEC.
8. All purchases are As-Is. Pest Reports and repairs can be done on a case by case basis.

Once offer is accepted there is no re-negotiation of contract terms.

9. Licensed Agents who are purchasing the property will not be paid a commission.
10. If the property is currently winterized, it is the buyer's responsibility at their expense to have the property "De-Winterized" for their home inspection and then "Re-Winterized" immediately after their inspections. You must contact Phil Connell at (916) 862-5101 to complete the de-winter/re-winter process. The cost is approx. \$50 to de-winterize and \$100 to re-winterize. **Any freeze/water damage incurred to the property during the De-Winterized time period for buyer's inspection will be at the buyer's and buyer's agent's expense to correct.**
11. The property is considered pending upon verbal acceptance. Turnaround time to get the fully executed contract back from the seller after verbal acceptance may take up to 2 weeks. In the meantime, please proceed forward with your inspections and loan processing to avoid delays.