

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

Please print Clearly

Property Address _____

Agent Name: _____

Cell #: () _____ - _____

Office #: () _____ - _____

Fax #: () _____ - _____

Email: _____

Buyer's Last Name: _____

Required Documents

If documents are missing your offer may not be submitted.

- Completed RPA/Offer/WPA if needed.
- Agency Disclosure
- PreApproval Letter or All Cash offer – Proof of funds (no prequal required)
- Copy of Deposit Check

Earnest Money Deposit: \$ _____

Close of Escrow Date: ____/____/2011

Offer Amount: \$ _____

Buyer Closing Costs: \$ _____

Loan Amount: \$ _____

Type of Financing: _____

Down Payment: \$ _____

Repairs: Pest Report Yes No Section 1: YES NO Roof Cert ____yr

Please circle who pays according to your offer?

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

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

X

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 Please Initial: _____ This is my Buyers BEST AND FINAL OFFER

Office: (916)686-7888 Fax: (916) 686-7890 Offers email: jimnatzoffers@frontiernet.net

Offer Instructions W

- 1. All offers MUST be submitted with a pre-qualification letter from Wells Fargo Home Loans before the offer can be submitted to the seller. No exceptions.**
2. For Cash Offers, verification of funds must be received by the listing agent before the offer can be submitted to the seller. No exceptions.
3. Please **fax** your offer to **(916) 686-7890** or preferably email 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.
4. Seller response time will usually be within 2-5 business days.
- 5. Property is being sold "AS-IS" including any existing appliance, plumbing, heating & air conditioning, and electrical systems. Offers will not be considered until 7 calendar days after initial listing date period begins. Only offers from buyers utilizing federal funds under the Neighborhood Stabilization Program (NSP) municipalities, non-profit organizations and owner occupants will be considered during the 8th through the 12th calendar days after the initial listing date. Seller will consider offers from all buyers beginning on the 13 calendar day following the initial listing date. Buyer is to inspect the property 5 days prior to closing to determine that the property is in the same condition as when the offer to purchase was executed.**
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 Wells Fargo contract addendum to the buyer's agent for the buyer to sign.

Escrow Instructions

7. Upon receipt of the PAS Addendums from the listing agent, print and have your buyer sign. A WHSD will also be provided. Deliver the originals with a COPY of the buyer's deposit check, (do not mail documents, overnight ok)

Return to: Clear Horizon Real Estate

9275 E. Stockton Blvd. Suite #200 - Elk Grove, CA 95624

(Directly across from Frontier)

8. Buyer's agent is responsible to overnight the buyer's Earnest Money for the full amount made out to the designated title company listed on RPA Escrow information within 1 business day. .
- 9. 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.**
10. 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.