



Offer Instructions: We truly appreciate your interest in our listing at **1000 Stethem Ferry**. All offers will be reviewed promptly.

- Contact the primary listing agent with questions on this property or structure of your offer (regarding ideal timelines, furniture questions, etc.)

✓ **Andrea Cueny | 404-695-7040 | andrea@ansleyre.com**

- All offers should be sent as a PDF attachment. Please do not send offers through eSign or any other third-party signature software. If you need to split or merge a PDF, use this free tool www.smallpdf.com.
- Please include the following with your offer:
 - ✓ Legal description attached as an Exhibit (in documents)
 - ✓ Proof of Funds or Lender Letter with verifiable contact information.
- Please add the following special stipulation to offer:

“All parties agree that all deadlines shall end at 7:00 PM EST. Any deadline date falling on a Saturday, Sunday, or federal holiday shall automatically be extended to the following business day at 7:00 PM EST.”

- As the Selling agent you will be responsible for providing the CBS code to the inspection company.
CBS Code: 1510079

Preferred Terms: In addition to evaluating the offer price, the following terms are desirable to the seller.

- **\$0** subsidized closing costs to be contributed by Seller.
- At least 2% earnest money to be held by licensed brokerage within **1 day** of Binding Agreement Date (**If buyer's agent does not hold earnest money, Ansley Real Estate can hold the earnest money**).
- Closing Attorney: **Ganek, PC., Alpharetta – Steve Golden; 404.939.9919**
- Closing Date: **as soon as possible**
- Possession: **60 days from closing**
- Purchase shall not be contingent on the sale or closing of another property.
- The ability to eliminate the Appraisal Contingency is very desirable. If waiving the Appraisal, provide Proof of Funds with offer.

Thank you for reviewing all disclosures prior to submitting offer. We look forward to working with you!