



Multiple Offer Notification & Acknowledgement

This form authorized for use ONLY by active Real Estate Licensee Subscribers of Alaska Multiple Listing Service, Inc.

1 Date 05/27/2026 MLS Number: 26-6030
 2 Address 46921 E. East End Road Homer AK 99603
 3 Legal (the Property) Stanley Meadows Subdivision #19 L2

The above referenced Property is involved in a multiple offer situation. **ALL OFFERS** shall be subject to the following:

1. All offers must be in writing. No verbal offers will be accepted.
2. The Buyer has the following options:
 - a. Leave the offer as written, and it will be presented as noted in Paragraph 3 below.
 - b. Withdraw the offer, and Earnest Money will be refunded as noted in the Purchase & Sale Agreement.
 - c. Modify the offer.
3. The Selling Licensee will deliver the appropriate documents(s) to the Listing Licensee no later than 12pm (time) on 05/28/2026 (date). Offer shall be delivered in accordance with methods provided for in the Purchase and Sale Agreement to:

Listing Licensee: Theodis and Kristy Talbert
 Listing Brokerage: Jack White Real Estate
 Email: theodis_talbert@yahoo.com/treblat5@yahoo.com
 Direct Phone: 907-903-2253 Fax: _____

4. The Listing Licensee will present all offers to Seller(s) no later than 5pm (time) on 05/28/2026 (date).
5. The following terms and conditions shall be applicable to any offer submitted:
 - a. Seller shall have sole and absolute discretion to accept, counter or reject any offer received, regardless of the terms.
 - b. Seller shall have the absolute right to respond, negotiate and communicate regarding any submitted offer until final agreement or disposition.
 - c. Under no circumstances shall verbal communications constitute or create an obligation on the part of the Seller to sell the Property.
 - d. Selling Licensee will be notified by Listing Licensee in writing of Seller's decision.
6. In the event an accepted offer does not record, Seller reserves the right to solicit new offers.

Seller Signature(s)

1: Nacole Jipping, Trustee 2: _____ 3: _____
Nacole Jipping, Trustee
 Date 05/27/2026 Time: _____ a.m. _____ p.m.

Licensee Signature Theodis Talbert Licensee Signature Kristy Talbert
Theodis Talbert Kristy Talbert

Buyer acknowledges that it is at the Seller's complete discretion as to which offer, if any, to accept and shall hold the Seller and the Seller's licensee harmless from any and all decisions made by Seller related to the offers received, including Seller's acceptance or non-acceptance of any offer, negotiation concerning any offer, and communication regarding any offer.

Please sign below to acknowledge your understanding and acceptance of these terms and conditions. This form must be returned to the Listing Broker no later than the time designated for the submission of offers.

Acknowledged and Agreed to by:

Buyer Signature(s)

1: _____ 2: _____ 3: _____
 Date _____ Time: _____ a.m. _____ p.m.

Selling Licensee(s) _____
 Brokerage _____
 Licensee Signature _____ Licensee Signature _____