

Buyers Agent- Offer Submission Items

Please contact Listing Agent prior to submitting an offer to find out commission being offered to buyers brokerage.

The Purchase & Sale Agreement (RE-21) must contain the following verbiage (not on an Addendum) “Pursuant to Section 28 of the Real Estate Purchase Addendum, this document is subject to all terms and conditions set forth in the Real Estate Purchase Addendum. If the foreclosure deed has not been recorded by the closing date, the buyer may terminate the contract, and earnest money will be refunded to the buyer. Offer approval subject to client’s final approval. “

This additional language must be included “The seller is not responsible for utilities. If buyer needs utilities on for inspections, then it will be solely at the buyer’s expense.” (This can be in the contract or on an Addendum, but must be included before submission.)

If it is a cash deal and hard money, proof of funds is required. Proof of funds for cash deals MAY NOT be in the form of an approval letter. Any bank statement MUST show the individual’s name; the entity’s name; or the entity’s designated individual’s name. Statements MUST NOT be any older than 45 days and MUST show enough funds to purchase. PLEASE NOTE: If the document is over 40 days, you may be asked to submit an updated document.