

# GoJimmer Real Estate

## Showing Instructions:

1. Please set up all showings using Showingtime icon in Paragon or call 800-746-9464. (includes: 1st & 2nd showings, Inspections, Appraisals, & walk-thru)
2. Please **use Showingtime Feedback for all Showing-Related-Questions.**
3. Also use Showingtime Feedback if you like to be informed if another offer has been received.

## Offer Instructions:

1. Please email listing broker [GoJimmer@yahoo.com](mailto:GoJimmer@yahoo.com) with any questions you have pertaining to the **NAR class action settlement** and compliance.
2. **Earnest Money:** The Seller has agreed to hold earnest money at the Seller's Title company. If Buyer would like to hold earnest at the Buyer's Broker, that is fine. (In either case, modify the offer to reflect where earnest money is held, please clearly state the **listing broker is not holding earnest money.**)
3. **Acceptance:** Please allow at least 2 days for Acceptance when drafting documents, UNLESS the seller has indicated the date they will respond to offers... then use that date.
4. **Recipients for Delivery:** (lines 576/577 of WB-11 Offer, 718/719 of WB-14 Condo)  
Sellers Recipient: Jimmer Greguske – GoJimmer Real Estate  
Buyers Recipient: (please fill in your information here)
5. **Pre-Approval Letter** – please attach with offer (or P.O.F. if cash offer)
6. **PDF Copy of Full Offer:** Please email a single pdf copy of the offer to [GoJimmer@yahoo.com](mailto:GoJimmer@yahoo.com). **(please do not send a link to a copy of the offer)**  
Please pay attention to the size of the pdf file, **less than 10MB PLEASE!**
7. **Text 920-660-1846** when you have emailed an offer (very much appreciated!)

## Note:

*email is the preferred method of communication for all questions you like answered by the Listing Broker. Please use [GoJimmer@yahoo.com](mailto:GoJimmer@yahoo.com)*