

Bluegrass

Sotheby's

INTERNATIONAL REALTY

Offer Instructions

1. Offer Submission

- All offers must be submitted in writing via email to: **ben.laskey@zeitlin.com**
- Include **proof of funds** (for cash offers) or a **current pre-approval letter** (for financed offers).
- Clearly identify **buyer's full legal name(s)** and **brokerage information**.
- Please consolidate all supporting documents into **one PDF file** when possible.

2. Terms and Timelines

- **Earnest Money Deposit:** Minimum of 1% of the purchase price, held by listing brokerage or as otherwise agreed.
- **Closing Date:** Negotiable as new surveys may need to be completed depending on contract.
- **Title & Closing Company:** Seller prefers to close with Eden Title & Escrow, 1048 Ashley St, Suite 202, Bowling Green, KY 42103.
- **Possession:** Possession of home can be at time of Closing & Funding. If part of the contract, possession of the garage/shop to be delivered 30 days after Closing to allow Seller to move all items in garage/shop.
- **Offer Expiration:** Please make offers valid for at least 24 hours from submission unless otherwise discussed.

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3. Communication

- Questions and showing requests should be directed to:
Bluegrass Sotheby's International Realty
 - c: 719.301.8255 | o: 859.268.0099
- Text or email is preferred for initial communication. Please do not send offers via text.

4. Additional Notes

- The seller reserves the right to accept an offer at any time, regardless of any announced deadline.
- Multiple offers may be received; please submit your client's highest and best terms initially.
- Escalation clauses and appraisal gap language will be reviewed on a case-by-case basis.
- Seller requests that any inspection period be reasonable in length and include clear termination language.
- Any personal letters or "love letters" should not be submitted as part of the offer to avoid potential Fair Housing concerns.

5. Disclosures & Documents

- Please review all available disclosures, survey information, and property details in the MLS documents section prior to submitting an offer.
- Buyer and Buyer's Agent are responsible for verifying all information deemed important.