



How to Submit an Offer—REO offer Instructions
Please read carefully...

Offers are now submitted ONLINE only @ <http://www.422REO.com>

ALL offers MUST include the following documents in order to be submitted:

1. REO OFFER INSTRUCTION FORM – Signed
2. PAR agreement of sale,
3. pre-approval or proof of funds
4. corporate resolution (if purchaser is LLC or Corp), and
5. Addenda if applicable. (attached to mls if needed)

1. Incomplete Offers will not be submitted to the seller unless all of these items are provided. It is understood by all parties that verbal offers are not accepted unless full PAR contracts and appropriate Corporate Addenda are signed and executed by both seller and buyer. The property will continue to be marketed and all offers submitted until signed contracts are received from all parties. Your offer can and will be cancelled if contracts are not received in a timely manner.

2. Multiple offers are common, and all offers will be presented to the seller. However, it is the seller's sole discretion to accept an offer **without** notifying all parties. DO NOT present escalation addenda as the corporate seller will not accept. You can check the website above to determine whether or not other offers are in on the property—if there are, please make sure you submit a highest and best and attach a multi- offer form as well with your offer. This will save time and get your offer to the seller quicker.

3. Please **allow at least 72 business hours for all responses**, but can take as longer and is not unusual. Do not call daily for updates. Email is the quickest way to get a response regarding your offer. email Offers@ChiodoTeam.com. As soon as we have an update you will be notified as well.

4. This property is being sold as is, there are NO Seller's DISCLOSURES and this **property is being sold "AS IS"** (NOT "AS-IS" with limited warranties). There is an agent disclosure attached to TREND to disclose any tests or repairs we did or are aware of.

5. Any personal property on the premises is not warranted and should not be included in the purchase agreement. Furthermore, any remaining personal property is not "free-game" for all to remove.

6. All negotiations are considered verbal until final contracts and addenda are signed by the seller. Typically corporate addenda are required after an offer is accepted. It is the buyer agent's responsibility to provide these documents to the listing agent. The property will continue to be marketed and will not be changed to pending in the MLS and all offers submitted to the seller until signed contracts are received from all parties. Contracts and addenda are expected to be returned within 24 hours or the offer acceptance could be rescinded. All verbally accepted offers and contracts are subject to senior management approval.

7. Seller will not issue a written rejection or written counter offer for the buyer. You will be notified of the seller's decision by Chiodoteam via email through the online site on all negotiations.

8. Once offer is accepted, The earnest money check must be issued to the Title Company or your agency via a **certified bank check, cashier's check or money order ONLY**—no personal checks will be accepted. All Cash Offers are required to include 10% as earnest or \$1000 minimum—whichever is more. This is not negotiable.

9. Seller will make no repairs after the contract is signed unless negotiated and agreed on by all parties. No repairs may be done prior to closing.

10. Buyer/Agent must verify all property information, including size of home, lot size, schools, taxes, etc.

11. There is a penalty for closing delays not caused by the seller. The per diem, as instructed by the seller in the purchase agreement or addendum, is part of the contract and is not negotiable.

Buyers Initials _____

Agent Initials _____

12. With regards to utilities, some banks will allow the utilities to be turned on in our name and/or will pay for the de-winterization and winterization. Some will pay for re-winterization but not de-winterization. Consult with your Chiodoteam closing coordinator at Closings@Chiodoteam.com to see which situation applies to you. If the buyer and/or their appraiser or inspectors require that utilities be turned on for inspections, and they are not currently on, the buyer's agent may need to make the necessary arrangements to meet the utility company(s) at the property at the time of the connection. If the cost to dewinterize is not covered by the seller, The buyer agrees to provide a certified check or money order payable to Platinum Services LLC in the amount of up to \$250.00 to de-winterize and re-winterize the property, if necessary. The utilities will be shut off after inspections. **ANY FINAL METER READINGS ARE BUYERS AGENT RESPONSIBILITY.**

13. At no time will the buyer's agent forward the lockbox combination to anyone, including the buyer, the buyer's contractors, inspectors, or any other party. The buyer's agent must be present for all showings, inspections, or visits to the property. Absolutely no repairs, renovations, or alterations of any type shall be performed by anyone before closing without the written consent of the seller.

14. All offers to purchase are subject to the seller obtaining a Sheriff's Deed and/or any other insurable title. This and other related title issues may cause closing delays.

15. Agents, **please include clear and legible copy of your business card** so we have your correct info.

16. Any inspections, U&O or otherwise and all HOA documents are buyers responsibility to obtain and pay for. Please contact the township or homeowners association directly for these documents.

Buyer Date

Buyer Date

Buyer's agent Date

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