

Foxx and Associates

Instructions for Submitting Offers

In order to expedite your offer, please read carefully and follow these instructions. By submitting your offer correctly you are ensuring your Buyer's offer will be considered and they can receive an answer as quickly as possible. ***You should allow a minimum of 4 days for a response to your offer.*** Should you have any questions not answered below, please email the Listing Agent.

- Property is sold AS-IS with no guarantee or warranty. Buyer understands property is Bank owned and Seller has never resided in and has no knowledge of the property. No Seller's disclosure provided.
 - Which includes Visible or hidden defects
 - Termite damage
 - Lead based paint
 - Any other condition that renders property uninhabitable or un-usable.
- Cash offers MUST include proof of funds in the amount of, or greater than, the property they are purchasing. ***Please block out the account number from your buyers statement.***
- Earnest Money Deposit---Seller choose Title Company which will get emailed to you when contract is ratified.
- Overbidding on REO Properties
 - Purchaser must pay difference in cash between bid amount and "List Price" (As-Is" Appraisal)
 - Increased cash investment from own funds
 - Cancel contract ---***Possible loss of deposit***
- Corporation or LLC Buyers must include "Articles of Incorporation" with the offer.
- Although the Seller reviews offers as they are received, they will process Multiple Offers until acceptance. ***Receiving a counter offer form or email does not represent acceptance*** and the Seller reserves the right to review all offers until Seller Acceptance.
- All offers must be emailed to: foxxreo@gmail.com
Thank you for your hard work in the following these Guidelines. By submitting your offer correctly you are ensuring your Buyers Offer will be considered and they can receive an answer as quickly as possible.

OFFER WORK SHEET/REO Disclosure

Please Print

Subject Property Address: _____

Buyers Agent Information

Buyers Agent Name: _____

Buyers Company Name: _____

Buyers Agent Full Address: _____

Buyers Agent Phone Number: _____

Buyers Agent Email Address: _____

Buyer's Information

Buyer's Full Name and Phone Number: _____

Is property going to be: Owner Occupied or Investor?

Financing

Financing Lender: _____

Financing Email Address and Phone Number: _____

In order to expedite your offer, please follow these instructions. If you need assistance, please email listing agent.

- Property is sold AS-IS with no guarantee or warranty. Buyer understands property is Bank owned and Seller has never resided in and has no knowledge of the property. No Seller's disclosure provided.
- Buyer has visited the subject property. (No sight unseen please)
- Seller pays for HOA documents but is not responsible for ordering them if you buyer wants them quickly they can order and get reimbursed prior to closing. ***Seller will not pay for documents if property doesn't close!***
- Buyer's agent must verify property information and HOA fees, rules and regulations.
- Buyer is advised to re-key the property after closing. Seller does not have home owners association or condominium documents, rules and regulations, keys to mail box, pool/garage opener, ect. ***(Items to be obtained by buyer).***
- Offers will only be presented to the seller with the following docs includes. Failure to include all items below will result in delayed presentation to the seller. Please allow 2-3 business day for seller response.

- ❖ AS-IS Purchase Contract
- ❖ Pre-Approval from Lender/Proof of Funds
- ❖ HOA/Condo Association Addendum (IF APPLICABLE)
- ❖ Lead based paint and additional Disclosures, if applicable.

Signatures:

BUYER: _____ DATE: _____

BUYER: _____ DATE: _____

BUYER(S) AGENT: _____ DATE: _____