



OFFER INSTRUCTIONS

Please include the following items and submit all offers as a single PDF file attached to an email or faxes with the attached offer forms. ALL forms need to be included.

(Please do not send as individual scans)

Offers should be emailed to ashbridgere@gmail.com. It would be appreciated if you could call or text me at 781-608-5007 so I know to look for your offer.

(Submitting a complete offer package from the beginning will make it much easier for the seller(s) to review and consider your offer)

- Offers must be sent as a PDF
- All offers be held and made good thru Tues 05/04/2026 at 7:00pm
- Offers Must Include the Following Language: No warranties or representations whatsoever and this shall be transferable onto a purchase and sales agreement.
- Fully executed offer with Addendums (Forms attached)
- Please make offer subject to a mutually agreed upon P&S
- Accompanied by a pre-approval <7 days old/or Proof of funds with Cell Phone and Email for the Loan Officer
- Agency disclosure
- \$1,000 EMD - Copy of check - All banking/account numbers must be blanked out prior to Sending proof of EMD
- Buyer agent and Lenders full contact information
- Lead if applicable
- Sellers Disclosure if applicable
- Review all attached MLS documents before sending offer
- Please black out account & routing numbers on checks before sending
- Buyers Agent must be present at home inspection the entire time
- Seller reserves the right to accept an offer at ANYTIME

Thank you for your offer and I look forward to the possibility of doing business with you.

Best Regards,

Jonathan Ashbridge
Keller Williams Realty
781-608-5007
ashbridgere@gmail.com