



**COLDWELL BANKER**  
**REALTY**

## **OFFER INSTRUCTIONS**

**725 Waverly Rd, North Andover, MA 01845**

**Property Website: [725WaverlyRd.com](http://725WaverlyRd.com)**

***Sellers are actively looking for suitable housing.***

***Ideal situation: Closing ASAP with a vacate time of 30-60 days after closing. Buyer to be flexible if possible.***

Please submit the below information in **one PDF** file with the property address and buyer name in subject line to [jen@jenmasonrealtor.com](mailto:jen@jenmasonrealtor.com)

Please allow **24 hours** after the offer is submitted for the seller to review and reply to the offer.

- Contract to Purchase Real Estate form
- Pre-approval (very recent date on letter) or **Proof of Funds**.
- Escrow Deposit (1<sup>st</sup>/2<sup>nd</sup>):
  - CB Link for deposit preferred if the offer is accepted.
- MA Home Inspection Disclosure
- Concrete Disclosure (CB required document)
- Broker Consumer Relationship Disclosure
- Listing Sheet (optional)

**Good Luck!**

Jen Mason, REALTOR

**Coldwell Banker Realty, Andover**  
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