



OFFER INSTRUCTIONS

135 Butternut Lane, Methuen, MA

Website: <https://135butternutln.com/>

NOTE:

- Seller would like to close quickly.
- A Use and Occupancy (60 days/could be less) is being asked by the seller as he is actively looking for a new home.

Please submit the below information in **one PDF** file with the property address and buyer name in subject line to 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**.
- 1st Deposit:
 - **Copy of earnest deposit check**, please ensure account # on check is covered (to comply w/MA privacy laws) payable:
 - HomeSmart Success Realty
 - Drop off: Listing Agent can meet locally North of Boston to pick up check

DepositLink is available (**and preferred**) if the offer is accepted, 1st and 2nd deposit can be performed in this manner.

- Broker Consumer Relationship Disclosure
- Lead Paint Disclosure
- Listing Sheet (optional)

Seller is offer the Buyer Agent a 1.5% commission.

Good Luck!

Jen Mason, REALTOR

HomeSmart Success Realty
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Licensed in MA & NH