



Keller Williams

Realty

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Offer Suggestions

1. **Please submit your offer in 1 PDF (preferred)** to krhodes@kw.com.
2. In your initial email to me, please try to outline via bullet points, the highlights of your offer.
3. Submit lender pre-approval letter *or* proof of funds letter if cash.
4. Seller's Name: **Clamore Rentals LLC**
5. Preferred Closing Date: **ASAP**
6. Preferred Cost-Free Seller Leaseback Terms: **None**
7. Exclusions: See MLS and insert into your offer.
8. Title Company: **Integrity Land Title**, 2813 S. Hulen Street, #210, Fort Worth, TX, 76109, 817-677-1670, Closer: Stephanie Mooney, closing@integritylt.com. **REMOTE/MOBILE CLOSING OFFERED AT NO COST TO YOUR CLIENT & FREE FEDEX LABELS PROVIDED FOR DELIVERY OF EARNEST & OPTION MONEY!**
9. Encouraged for any/all survey related fee's to be that of the Buyer.
10. Objections (Para. 6D) = 1 day
11. Residential Service Contract (Para. 7H): Encouraged to be \$0 if multiple offer situation.
12. Please submit **all** supplemental documents w/your offer that are in the MLS signed by Buyer.
13. Please **fully complete** both columns on page 10 of the contract (Broker Information Page)
14. **Please do not fill in Para. 21 for the Seller. I will do this for my client. Feel free to fill in the Buyer's side.**
15. Full appraisal waiver preferred.
16. 3rd Party Financing Addenda: If multiple offer situation, it is preferred that the 2nd box in Para. 2 is checked. If days are needed, please consider choosing the shortest number of days possible. **21 days (or more) is not preferred.**
17. Feel free to text me once you've emailed me your offer, but please do not expect a reply to both your text and your email confirming receipt of your offer. I will only respond to one of them.

Thank you!

Kevin Rhodes, Broker-Associate | krhodes@kw.com | 832-233-0265