

PLEASE REVIEW THE FOLLOWING, IT WILL HELP YOU WITH THE OFFER PROCESS

TO: _____
FAX #: _____ #PAGES: _____

FROM: **Bobby's Group Inc. - Re/Max Results**
3111 E. Hwy 34, Suite C Newnan, GA 30265
Phone: 770-252-4500 X 208 **Fax: 770-252-4900**

DATE: _____

RE PROPERTY: _____

Offer requiring financing needs a pre-qual letter stating: the loan amount. pre-qual must address that buyer has completed an application, credit has been checked, income, assets and employment has been verified, and it is only conditional on the appraisal on the property and final underwriting approval.

Cash offers require **PROOF OF FUNDS** Letter and negotiable Earnest Money. Please call our office for Earnest Money amount.

All inspections are the Buyer's responsibility and must be performed within 10 days of seller's verbal contract acceptance date

Seller's Addendum takes **priority** over Georgia contract

Foreclosure Companies does **not provide disclosure**

Earnest money check **payable to RE/MAX RESULTS**

Seller will designate the Attorney that will represent the Seller for Closing. If Buyer is choosing their own Attorney they must co-ordinate with the Seller's Attorney for all docs & closing instructions. Most title work has already been completed by Seller's Attorney.

PLEASE NOTE: If closing does not take place by contract date, PER DIEM CHARGE OF WILL BE ENFORCED (refer to ADDENDUMS for amount)

Please **FAX** your offer to **770-252-4900**. Hold on to the originals until all terms and conditions are agreed to between parties. When all terms are verbally accepted, we will fax you the changes that need to be made on both the Georgia contract and the Addendum. Please **DELIVER OR OVERNIGHT** the original contract, addendum and earnest money to my office within **TWO (2)** days of Seller's verbal acceptance date **(seller will sign only one set)**.

All Seller authorized repairs must be completed before the sale closes. **NO WORK WILL BE DONE AFTER CLOSING.**

Move-in or storage of personal property is not permitted prior to closing of the sale.

Please call if you have **ANY** questions. **Thank you** for your interest in our Bank owned properties.

The following information is needed to submit the offer to the Seller
Selling Agent Information:

Company: _____

Address: _____

City, State, Zip: _____

Agent Name: _____

Phone Number: _____

Cell Phone #: _____

Fax Number: _____

Email Address: _____

MLS Login ID: _____

Buyers Info: _____

Name: _____

Address: _____

City, State, Zip _____

Phone Number: _____

Fax Number: _____

Email: _____

Type Buyer: Circle One Owner Occupant or Investor

Buyer Attorney: _____

Name: _____

Address: _____

City, State, Zip: _____

Phone Number: _____

Fax Number: _____

Email: _____

Financing: _____

Company: _____

Contact: _____

Address: _____

City, State, Zip: _____

Phone Number: _____

Fax Number: _____

Email: _____

Type of Loan: Circle one FHA VA Conventional Other