

Offer Cover Sheet - PLEASE READ CAREFULLY!!

Property Address: _____

Agent Name: _____

Cell #: () _____

Email: _____

Documents Requested

Copy of Earnest Money

Completed RPA/Offer

Pre-Qual Letter

Owner Occupant Cert.

(only for owner occupant buyers)

Fannie Mae Addendum

Please print clearly & verify correct spelling of buyer(s) full name including middle names and initials on this coversheet & data inputted into HOMEPATH as no changes will be made if your offer is accepted.

Buyer's Full Name(s) : _____

****Seller's Contribution to Buyer's Closing Costs \$ _____**

****ALL COSTS ARE THE RESPONSIBILITY OF THE BUYER THIS AMOUNT MUST INCLUDE ALL credits you are requesting the seller pay towards buyers closing costs including any items on Page 2 & 3 of RPA. This amount should match amount you enter into HOMEPATH as Seller's Contribution to Buyer's closing costs.**

Lender: _____ Number: () _____

Lender Email: _____ @ _____ . _____

1. ALL Offers MUST BE SUBMITTED ONLINE @ www.HomePath.com.

YOU MUST ALSO EMAIL copy of earnest money deposit to jim@jimnatz.com. DO NOT UPLOAD copy of EMD to HomePath. It must be sent via email with account number blocked out in order for your offer to be considered complete for consideration regardless if electronic transfer of EMD is buyers choice on first Page of RPA. In addition, all buyers who intend to purchase the property as an owner occupant MUST sign owner occupant certification. Incomplete offers **WILL NOT be submitted to seller.**

2. If buyer chooses escrow company buyer understands that no part of the seller's closing cost credit (if applicable) can be used for such fees and the buyer is solely responsible and shall bear the expense for all title insurance costs associated with the transaction, regardless of local custom, requirements or practice. See Item 10f on Fannie Mae Purchase addendum.

3. Please check www.HOMEATH.com and check First Look Initiative Clock to see how many days left to submit Investor Offers. All properties, regardless of occupancy status, must be on the market for 3 calendar days before any offer can be considered.

4. Seller response time varies usually within 2-4 business days. Please be patient. Multiple phone calls to find out if the bank has answered will not speed up the process. We will communicate through HomePath with you as soon as we hear back from the Seller.

5. ** IMPORTANT If your buyer(s) are submitting an FHA offer, please take in consideration before your buyer pays for a home inspection &/or an appraisal that if the value comes in below the accepted sales price it is very likely the seller will be requesting the buyer to make up the difference**

AGENT by signing below you are acknowledging all parties on contract have viewed interior/exterior of home.

AGENT SIGNATURE: _____ Date: ____/____/____