

Property Solutions
5310 Mount Vernon Pkwy NW
Atlanta GA 30327
Office 404-303-1009
eFax 404-424-9411
Email: reosales@psatl.com

OFFER INSTRUCTIONS

Property Address _____

1. Locate your property at the first page of www.psatl.com, at the far right Click "Submit" and a page will display to add your information. At the bottom of that page is a "Select Files" button for uploading at a minimum your GAR Contract, Loan Pre-Approval, Copy of Ernest Money, and Signed Offer Instructions.
3. It is the responsibility of the buyer to verify HOA dues and Taxes
4. Once an offer is accepted, there will be either seller Addendums or a Counter proposal that the buyer will be required to sign. These forms will supersede the contract and no changes to the form will be accepted.
5. A Pre-Approval Letter or Proof of Funds (Cash Offer) must be accompanied with all offers.
6. As per State Law, all mortgage brokers must be licensed. If you are providing a pre-approval letter from a mortgage broker and not a direct lender, please attach a copy of license when you submit offer. No Internet lender will be considered.
7. The sale of this property is strictly "AS IS" with right to inspect. Neither Seller nor Seller's agent have made any warranties. For the FHA, VA or even Conv loan package, the buyer has the sole responsibility to satisfy his/her own loan package in terms of repair cost prior to closing. The seller will not consider any repair if it is not a Lender's requirement.
8. Water service is connected for Appraiser Report. However, Water will **NOT** be on for the buyer home inspection due to property liability issue. The buyer may want to consider an air pressure test to validate the integrity of the plumbing system. (This does not require that water be on at the property) If buyer elects to De-Winterize property during the home inspection, **it is buyer's Cost to Winterized property.**
9. Seller will not provide Survey, Warranty, or property disclosure statement.
10. Seller shall convey title by "Limited Warranty" deed.
11. Purchaser agrees to make earnest money deposit within 24 hours of contract acceptance in the form of **certified funds or money order** made payable to closing attorney or seller's instructed holder. **Buyer Initials** _____

12. Seller reserves the right to elect the Closing Attorney.

13. Per the Financing Contingency, the purchaser has 21 days to provide a mortgage denial letter. Once this period is passed, the contract will be deemed satisfied and all deposits will become Non-Refundable for any reason (Not applicable to Cash Offer).

14. Buyer acknowledges that possession will occur upon conveyance of the deed and disbursement of funds. **EARLY OCCUPANCY FOR ANY REASON IS EXPRESSLY PROHIBITED.**

15. This seller may require that the home be rekeyed prior to closing, at the buyer expense. The rekey will be ordered by Property Solutions, Listing Brokerage, and the invoice will be sent to the closing office to be paid off the buyer's side of the HUD1. Cost of this will be between \$120-\$150 dollars.

16. Lender Closing Pre-HUD figures are to be sent to Closing Agency or Title Company for Seller's Approval 48 hours from the scheduled closing time. No exception will be made.

Buyer Sign _____
Date _____

Buyer Sign _____
Date _____

Address _____

Selling Agent _____
Sign _____

Date _____

Company _____

Address _____

Cell _____

eMail _____

Fax _____

Office # _____