



OFFER GUIDELINES

9 BENNETT PLACE | WESTFIELD

Thank you for your clients' interest in 9 Bennett, Westfield. The following guidelines are provided as we expect multiple offers for this property.

Please submit your clients' **BEST AND FINAL** offer by 3pm Tuesday 2/13/24 via email to natalya.price@compass.com

PREFERRED TERMS:

- Deposit to be made within 7 days of close of Attorney Review
- Seller prefers inspections to be completed within 7-10 days after the completion of Attorney Review
- If there is a mortgage contingency, no more than 30 days for commitment
- No home sale contingency will be considered
- No escalation clause will be considered
- Provide proof of Financial Qualification, such as Pre-approval Letter stating "not contingent upon the sale/rent of any real estate"
- If buyers are waiving or guaranteeing any contingencies (which would be looked upon favorably) such as mortgage and appraisal, please state so in the provisions and provide proof of funds for the down payment and the difference between list price and purchase price

INCLUSIONS/EXCLUSIONS:

- Included: all appliances: fridge, dishwasher, microwave, cooktop, wall ovens, washer, dryer, all light fixtures, built-in speakers, ring doorbells, and fire pit.
- Exclusions: car lift (although negotiable)

Thank you,