



OFFER GUIDELINES

4 CLIFFSIDE DRIVE | LIVINGSTON

Thank you for your clients' interest in 4 Cliffside Drive. The following guidelines are provided as we have received multiple offers for this property.

Please submit your clients' **BEST AND FINAL** offer in a **SINGLE PDF** by 5pm Monday 5/20 via email to natalya.price@compass.com

PREFERRED TERMS:

- Deposit to be made within 7 days of close of Attorney Review
- Inspections: Please indicate if the buyer is limiting inspections or repair requests. 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 2 weeks 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
- Please include buyer's attorney info and confirm that the attorney is available to start AR.
- Closing Date: seller is flexible on closing and can close quickly if needed.

Thank you,