



OFFER SUBMISSION INSTRUCTIONS

OFFER GUIDELINES for 510 Union Street in Weymouth, MA

Thank you for your interest in one of our listings. Please read and follow these instructions for preparing your offer on 510 Union Street in Weymouth.

- Offers are due by 7 PM on Monday May 2nd, 2022
- All offers should be made good until Tuesday May 3rd at 7:30 PM. This will allow us to have you preview the second unit.

Please include the following in your initial offer package and **please send as 1 PDF**. I would also suggest naming the file with context. I.e. 510-Union-Offer-Agent1st-AgentLastName

ALL OFFER PACKAGES SHOULD INCLUDE:

- A page with your contact (agent) information
- Offer made out to the seller as "KENNEDY RENTAL PROPERTIES INVESTMENT GROUP 1, LLC"
- Lead Paint Property Transfer - Lead Paint & Compliance Letter is on MLSPIN (paperclip)
- No personal "love letters"** aka Buyer Letters to the seller (**see below**)
- Contingency form - if applicable
- If there is a mortgage contingency: Pre-approval letter
- If there is no mortgage contingency: Proof of funds
- Copy of escrow deposit binder check (with account number redacted) (**see page 2**)
- Have your buyer sign (e-sign) the full MLS printout and submit with their offer

You may make your offer subject to reviewing unit 2. Once we have your offer in hand, we will schedule an appointment to preview unit 2.

Submitting offers

There are two ways to submit an offer. The are as follows...

You may go to the offer portal page @ <https://bit.ly/510-Union>

You may also submit your offer to the following email address to ensure it is received:

michael.mahoney@joinreal.com

Once your offer is submitted, please send a text/call to 617-615-9435 to confirm receipt. I am looking forward to the potential of working together. Mike



Deposit Checks

Offer deposit check should be made payable to: **The Law Offices of Burke, Espinola & van Colen**. Their office is located at 120 Purchase Street in Fall River MA 02720

The seller's attorney will be Matthew Burke. The office phone # is 508 646-0434

Please hold the check until the offer is bilaterally accepted in writing. Once the offer is accepted you will get the initial deposit and PSA checks (EMDs) to the attorney above.

No inspections will be allowed without receipt of the check due with the initial offer.

Your name _____ 0123

Date _____ 20 ____

Pay to the order of Burke, Espinola & van Colen \$ _____ dollars

OTP Deposit -
Memo 510 Union Weymouth MA _____

012345678 0123 01234

Security features included details on back

Please make sure your client puts in property details on memo line

Please make sure that your client's check has their contact & mailing address.

When you scan the check and send via PDF, please cover up the account # to ensure your client's account is not compromised

Please make offers good until Tuesday May 3rd 2022 at 7:30 PM. Thank you and we look forward to working with you!



Recommendation Against Buyer Letters AKA Love Letters

Many prospective buyers may include with their offer personal letters addressed to the seller. These letters are commonly referred to as "Love letters" and often contain information that identifies the buyer(s) as belonging to one or more protected class. This raises Fair Housing concerns and may subject the seller(s) and the listing agent to legal liability if it is later alleged that the information contained within such a letter was used as the basis to select one buyer over another.

To avoid liability associated with such letters, the listing agent and the Massachusetts Association of REALTORS® strongly recommend against use or consideration of Buyer Love Letters.