



## OFFER SUBMISSION INSTRUCTIONS

### **OFFER GUIDELINES for 1188 Main Street in Walpole MA**

Thank you for your interest in one of our listings. Please read and follow these instructions for preparing your offer on 1188 Main Street in Walpole, MA.

- Offers are due by 1 PM on Tuesday May 30th, 2023
- All offers should be made good until Wednesday, May 31st at 7:30 PM. We expect to answer your offer on the evening of the 30th.

Please include the following in your initial offer package and **please send as 1 PDF**. I suggest naming the file with context to the deal. I.e. 1188-Main-Street-Walpole

#### ALL OFFER PACKAGES SHOULD INCLUDE:

- A page with your contact (agent) information
- Offer made out to the seller as “Gerard & Sarah Valiquette”
- Lead Paint Property Transfer - Lead Paint is on MLSPIN (Agents see paperclip on MLSPIN\*)
- Personal Property Addendum (Agents see paperclip on MLSPIN\*)
- No personal “love letters”** aka Buyer Letters to the seller (**see below**)
- Contingency form - if applicable
- Your agency disclosure
- 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 initial the drainage easement from MLS (Agents see paperclip on MLSPIN\*)
- Have your buyer sign (e-sign) the full MLS printout and submit it with their offer

\*If you are not an agent and want access to all the forms and supporting documents, please go to <https://www.realtormikemahoney.com/1188-main-street-walpole>

#### **Submitting offers**

There are two ways to submit an offer. They are below

You may go to the offer portal page @ <https://bit.ly/1188-Main-Offer>

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

**[michael.mahoney@joinreal.com](mailto: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

## Escrow Deposit Checks

All escrows will be held by the seller's attorney.

Offer deposit checks should be made payable to: **The Law Office of Caccavaro, Fitzpatrick & Seifart, P.A.** Their office is located at Address: 11 Vanderbilt Ave Suite 250, Norwood, MA 02062. The seller's attorney will be Alex Seifart. The office phone # is : (800) 929-2375

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 if agreed upon will be allowed without receipt of the check due with the initial offer.



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

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

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 31st 2023 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.***

The seller reserves the right to accept an offer at any time before the deadline.

Included in the sale are the following items:

- Portable generator
- Basement refrigerator
- Kitchen refrigerator
- Washer
- Dryer
- All kitchen appliances
- 55 inch TV in living room
- Window ac's up stairs
- Deck heater
- All window treatments