



Offer#:	_____
<input type="checkbox"/>	VOF
<input type="checkbox"/>	Multi-Offer Form
<input type="checkbox"/>	PQ
FOR OFFICE USE ONLY	

Offers For REO Properties Listed By: Vicky Hansen

◆◆◆◆MUST BE COMPLETED WITH ALL OFFERS◆◆◆◆

Phone: (626) 408-1424 Fax: (626) 408-1281 E-Mail: offersvicky@dicksonpodley.com

OFFER PURCHASE PRICE: \$ _____

PROPERTY ADDRESS: _____

AGENT NAME: _____ BUYER NAME: _____

OFFICE NAME: _____ DEPOSIT AMOUNT: \$ _____

OFFICE ADDRESS: _____

FINANCE AMOUNT: \$ _____ DOWN PAYMENT: \$ _____

AGENT PHONE: () _____ AGENT CELL: () _____

FAX#: () _____ COE: _____

CLOSING COSTS: \$ _____ SECTION 1 TERMITE: _____

E-MAIL: _____ CREDIT SCORES: _____

HOME WARRANTY: _____ LOAN TYPE: _____

ALL OFFERS MUST INCLUDE THE FOLLOWING:

- ◆COPY OF DEPOSIT CHECK ◆PRE-APPROVAL LETTER ◆PROOF OF FUNDS



Offer instructions

All agents MUST INITIAL and SIGN each paragraph at the bottom, or your offer will NOT be presented. Please READ and COMPLETE each of the following:

(initial) _____ The attached cover sheet- completely filled out.

(initial) _____ The attached multiple offer form- completely filled out.

(initial) _____ Pre-approval letter from _____

(initial) _____ Copy of your buyers earnest money check

(initial) _____ Verification of all funds.

(initial) _____ The Offer- Please make sure that the type of financing is clearly stated and the pre-approval matches the amount that is being financed.

(initial) _____ E-mail offer to offersvicky@dicksonpodley.com

BE SURE TO PUT THE PROPERTY ADDRESS IN THE SUBJECT LINE!!!

Do not call to ask how many offers are on the property. Assume that there are multiple offers and have your buyer make their best and final offer. Offers are considered based on the strength of all terms. In the event that your Buyer(s) may wish to offer higher than the potential appraised value, please confirm your buyers ability and willingness to make up the difference and potentially remove the appraisal contingency.

. *Many of the questions that are being asked are already answered in the statements noted in the MLS, if you read.*

Please put your initials; sign this document and send with your offer.

Selling Agent Signature _____ Date _____

FANNIE MAE MULTIPLE OFFERS NOTIFICATION AND ACKNOWLEDGEMENT

The listing agent has received multiple offers for purchase of the following property:

REO ID: _____

PROPERTY ADDRESS: _____

BUYER NAME(S): _____

LISTING AGENT: _____

EMAIL: _____

SELLING AGENT: _____

EMAIL: _____

As selling agent, I acknowledge:

1. I am aware that multiple offers have been received and I will notify the buyer immediately.
2. Only offers submitted to the Listing Agent no later than (date) _____ at (time) _____ will be considered by the seller.
3. The seller will accept or provide a counter offer ONLY to the offer that the seller (in the seller's sole discretion) determines to be the "best" offer.
4. If the first choice of "best" offer does not result in an accepted purchase agreement, Seller will accept or provide a counter offer ONLY to the offer that the Seller determines to be the "next best" offer, and so on.
5. I must sign this form and return it by email to the Listing Agent immediately.
6. I am aware that I must also return this form a second time to indicate the buyer's response below.
7. If I do not return this form indicating the buyer's response, the buyer's pending offer will remain in force without change.

Selling Agent Signature _____ Date _____

The buyer was notified that multiple offers were received and (check one):

- The buyer has rescinded the offer to purchase. An offer termination is attached.
- The buyer's offer remains the same.
- The buyer desires to revise the previously submitted offer. A new offer is attached.

For the seller's use in consideration of the buyer's offer, the buyer has indicated the following occupancy intention (check one):

- Will occupy the property as the buyer's primary residence.
- Will not occupy the property as the buyer's primary residence.

Selling Agent Signature _____ Date _____



Multiple Offer Disclosure

Buyer's names: _____

Property Address: _____

(Complete Property address)

If you fail to execute and return this document, we will not consider your offer.

Dear Buyer(s):

We are involved in a multiple offer situation on the above property.

The seller will entertain and consider all offers in the following manner:

1. All offers must be in writing; no verbal offers will be accepted.
2. The following terms and conditions shall be applicable to you and to any offer you wish to submit:
 - a. The seller shall have sole and absolute discretion to accept or reject any offer received. The seller is not required to accept any particular offer, regardless of its terms. The seller has the absolute right and discretion to reject all offers.
 - b. Subsequent to the receipt of offers, the seller shall have the absolute right to deal directly with any broker and/or one or more offerors to further negotiate the terms and conditions of any offer. In so doing, the seller shall have no obligation to negotiate or communicate with each and every other offeror or with any of them.
 - c. In accepting an offer, the seller shall make its decision solely on such lawful factors and criteria as it, in its sole judgment, deemed appropriate under the circumstances. Price is but one factor to be considered.
 - d. Under no circumstances shall verbal communication between an offeror and the seller or any agent or broker constitute or create an obligation on the part of the seller to sell a property to anyone under any terms.
 - e. The acceptance of an offer shall be conditioned upon the subsequent execution by Buyer and Seller of a written contract of sale setting forth terms satisfactory to the seller. The seller shall have no obligation to sell the property unless and until such written contract is fully executed.
 - f. Be sure to include your **HIGHEST & BEST** offer.

Please sign below to acknowledge your understanding and acceptance of this process and return this form **with offer** to Vicky Hansen **via email at offersvicky@dicksonpodley.com**. Failure to transmit such acceptance may prevent the seller, at their discretion, from considering any offer you may wish to submit.

UNDERSTOOD AND AGREED:

Signature(s) _____

Name of Buyer(s) _____

If you fail to execute and return this document, we will not consider your offer.