



**KELLER WILLIAMS REALTY BOSTON NORTHWEST
OFFER INSTRUCTIONS – 294 CODMAN HILL ROAD, UNIT 23F, BOXBOROUGH, MA**

SELLER PREFERENCES

- Please no buyer letters to the sellers. This will minimize any concerns regarding Fair Housing.
- Please submit buyer’s highest and best offer without escalation clauses.
- Offers will be presented to seller as they are received.
- Please allow at least 48 hours following any deadline for Seller to respond to buyer’s offer.
- Seller reserves the right to accept an offer at any time, and to establish a future offer deadline.
- Seller has a preference for flexible closing date and/or Use & Occupancy period.
- Cash or conventional financing only. This property will not qualify for VA or FHA financing.

SUBMITTING AN OFFER

- Please submit buyer’s offer as a single PDF via email to: **Patty@SutherlandRealtyGroup.com**
- When submitting offer via email, please reference property address in the subject line.
- Please do not submit documents through DotLoop, DocuSign or similar application.
- Only complete offers will be submitted to seller for review. Offers should contain at least:
 - Offer to Purchase and any Addendums
 - MA Licensee Disclosure form
 - Signed Seller’s Real Estate Information Statement
 - Signed Lead Paint Disclosure form.
 - Mortgage pre-approval letter and/or proof of funds
 - Copy of deposit check or request for DepositLink
- Deposit check to be made out to **“Keller Williams Realty Boston Northwest”** with property address written on memo line of check.

UPON OFFER ACCEPTANCE

- Please deliver the deposit check to our brokerage office:
Keller Williams Realty Boston Northwest
200 Baker Avenue, Suite 205
Concord, MA 01742
- If delivery must be made outside of business hours, the deposit check may be placed within an envelope and deposited into the steel gray drop box identified as “KW Boston Northwest” located beneath a streetlight in the brokerage office parking lot. Please remember to reference the property address.
- DepositLink is also available.
- The listing will be updated to CTG immediately upon confirmation of check receipt by the brokerage office or email notification from DepositLink.
- Receipt of the offer deposit will bind the offer.

We look forward to working with you toward a smooth closing. Thank you!