Orchard Brokerage LLC - TEXAS - SAT Offers

Orchard

Thank you for your client's interest in this home. ***The seller desires simplicity, clean terms and as stress-free a transaction as possible.*** Please use the following guidelines to submit your offer:

- ***Submit the offer directly to the listing agent***
  - Submit in one complete **PDF form** with all applicable disclosures attached
  - Do not share DocuSign Packets, Transaction Desk or Dotloops
  - Use TREC or TAR promulgated contract forms, if possible
  - All agent & firm information should be completely filled out to include:
    - Orchard Brokerage, LLC,
      - License # 9006545
      - 3300 N Interstate 35 Suite 700, Austin, TX 78705
    - Office Supervisor: Lindsey Meares - License #683393
  - Reach out to the listing agent for details regarding multiple offer deadlines
  - Buyer "love" letters should not be included with your client's offer. They could violate fair housing laws so please do not submit them.
- ***Option Period:***
  - Max of 7 calendar days is preferred
  - End date should fall on a weekday at 5pm
- ***Financing and Appraisal Contingency:***
  - The shorter the better, but no longer than 21 days is preferred
- ***Proof of Funds / Pre-approval letter:***
  - Offer must be accompanied by one of the above
  - Should include name(s), contact information for lender (e-mail & phone)
- ***Seller Preferred Title Company:***
  - Unless otherwise specified in the MLS listing, the preferred Title Company is Orchard Title - (469) 250-5198- hello@orchardnationaltitle.com
- ***Closing:***
  - Within 30 days if not subject to leaseback

Additional Details and Information:

- ALL showings, inspections and appraisals will be scheduled through ShowingTime
- Seller strongly prefers concessions in lieu of repair requests
- If the legal owner is Orchard Property, LLC, and you are using FHA financing, the property may be subject to the 90-day FHA flip rule