

Instructions for Offer

Please allow 48-72 business hours for acceptance by the management company. Listing Broker and Seller make no representation or warranties as to the accuracy of any information provided in the MLS listing including, but not limited to: square footage, bedrooms, bathrooms, lot size, HOA information, parking, taxes or any other data that is provided for informational purposes only.

✓ SIRVA Relocation LLC is named as the sole Seller and the signer of this contract.

✓ When filling out the Colorado Commission approved Contract to Buy and Sell Real Estate, please note:

- A) Closing and Possession must be the same date.
- B) Inspection Objection must be received no later than 10 days than the date of the Contract. Inspection Resolution must be dated 20 days after the date of the Contract.
- C) Section 17 of the Contract must be \$0.

In Additional Provisions please add:

- D) "This Contract is contingent upon SIRVA Relocation LLC being able to deliver good and marketable title to the property."
- E) "This Contract is contingent upon the Buyer signing SIRVA Relocation LLC's Rider to Sales Agreement, addenda, and releases ("Addenda"). All SIRVA Addenda to be made part of and attached to this Agreement upon signature of buyer."
- F) Section 22 – Mediation is to be omitted and removed from this Contract.

✓ Buyer must fill out and sign SIRVA's Rider to Sales Agreement including the top section of Page 1. Buyer must initial all pages and sign pages 7 & 8.

✓Initial every page of the Sellers Disclosure Statement and sign page 9

✓Sign the Addendum to Purchase Agreement – Closing Agent Selection Agreement

✓Initial the Indoor Air Quality Document

✓Sign and initial the NOTICE OF AFFILIATED BUSINESS DISCLOSURE

✓ All Colorado real estate disclosures must be signed & initialed by Buyer

✓ Copy of earnest money check with proof of deposit and funds availability

✓ Special Financing Incentives available on this property from SIRVA Mortgage. Please see flyer. Mortgage Prequalification. Buyer must provide: The SIRVA Buyer Information Form completely filled out OR we must receive a Pre-approval letter from the buyer's lender stating that income, assets, and credit have been verified along with proof of funds for downpayment amount; OR Proof of funds sufficient for cash purchases.

✓ PLEASE NOTE: SIRVA will not accept any offer that is contingent on the sale of the purchaser's home. SIRVA will only accept offers contingent on the close of the purchaser's home which are accompanied by the following two requirements: (1) a copy of the executed sales agreement for their property, and (2) proof of their buyer's financing.

✓ Please note that no offer shall be considered complete without all SIRVA Addenda properly executed and attached. Remember that no final decisions concerning any contracts or terms that SIRVA may be a part of, can be made without SIRVA's prior knowledge, review, and written acceptance.