



3270 Suntree Blvd Suite 1101A
Melbourne, FL 32940

Please read the following instruction sheet carefully prior to submitting an offer.

ALL OFFERS MUST HAVE THE FOLLOWING:

1. Title Company is Bella Title & Escrow- (David Stoms) - 6450 N. Wickham Road, Ste 106 Melbourne, FL 32940 - 321-610-7806 (Work) dstoms@bellatitle.com
1. Proof of funds (POF) if cash or Approval letter from a local lender MUST accompany all offers.
2. Completely fill out an AS/IS Far/Bar Contract, 'Seller to Buyer's Broker' Compensation Agreement, along with any addendums/info sheet that are attached to the 'Document Section' in the MLS.
3. No more than 10-day inspection period.
4. Buyer & Selling Agent acknowledge that information in the MLS is for information only and should be verified for accuracy.
5. Loan package must be turned in to the title company 3 business days before the day of closing.
6. \$3,000 minimum EMD if financing and 10% minimum EMD if cash (whichever is greater).
7. Email ALL offer paperwork. If not complete and correct, it will not be turned in.

Property Address: _____

Buyer's Full Name: _____

Buyer's Full Address: _____

Marital Status: _____

Buyer's Phone Number: _____

Buyer's Email Address: _____

Buyer's Agent & Office: _____

Buyer's Agent Cell: _____

Buyer's Agent Email: _____

Buyer's Agent License ID: _____

Buyer's Brokerage License ID: _____

Lender & Point of Contact: _____

Lender Phone: _____

Lender Email: _____

Seller's Agent & Office: Cole Nichter / Lily Ingeldsen ZOOM Realty Group

Seller's Agent Cell: (321) 684-9829 / 321-419-7575

Seller's Agent Email: Colenichter@gmail.com / Listbylily@gmail.com

Seller's Agent License ID: SL3538625 / SL3598163

Seller's Brokerage License ID: #1062488

Mail Away: _____ **Here for Closing:** _____