Offer Instructions

1. Seller Name is: New Residential Borrower 2022-SFR2 LLC

2. **All offers must be submitted at the link below**, where you can request all desired purchase terms including seller concessions. Buyer's Brokers are Welcome!
   **No purchase agreements will be executed without a compensation agreement.*

   https://transactions.entera.ai/o/d7umjmecm?utm_source=mls

3. Seller approved special disclosures for Buyer's Broker will be securely delivered upon completion of the requested information at the following link:

   https://transactions.entera.ai/l/d7umjmecm?utm_source=mls

4. Seller offers a voluntary rate buy down or closing credit (up to $6k) for buyers financing with seller's affiliate lender. Use of affiliate is optional; buyers may use any lender or no lender. Choice does not affect the transaction. Pre-qualification info: https://tinyurl.com/yeykj4xx
   Listing Broker not affiliated with Seller. AfBA Disclosure:
   https://docsend.com/v/md35c/afba_disclosure

5. **Offers must be written on the FARBAR AS-IS contract**We recommend that all offers be submitted at their highest and best. The seller may or may not request the highest and best offers prior to acceptance.

6. The seller only conducts business **Monday through Friday** during normal/standard business hours.

7. **Earnest Money/Binder Deposit:** Must be held by Seller's Closing Agent & Should be the greater of either $1,500 or 1% of the proposed purchase price *(This is a minimum amount, and higher amounts will increase the strength of the offer.)*

8. In this transaction, the Seller has elected to designate Avenue 365 Lender Services, LLC as the closing agent. In compliance with applicable federal guidelines under RESPA, the Seller will be covering the cost of the owner's title insurance policy. Please reach out to the listing agent via email for title company information.

9. **Title/Escrow Company: Seller's Preferred Title:**
   Avenue 365 Lender Services, LLC
   Kristie Cotham @ 484-615-3255 (Escrow Officer)
   purchaseteam@avenue365.com

Listing Broker not affiliated with Seller. Refer to AfBA Disclosure: https://docsend.com/v/md35c/afba_disclosure

10. **Inclusions and Exclusions:** Please state **"Property Conveyed As Is/Where Is"** for each.
11. **Closing Date**: 21-30 days recommended.
12. **Diligence/Inspection Period**: Seller will allow up to a **7-calendar-day** diligence period.
13. **Survey:** Seller does not have a survey. If the buyer desires a survey the buyer must agree to purchase it. Please indicate that a survey will be produced and **BUYER'S EXPENSE**, if the buyer requires a survey.
14. **Additional Terms**: Please add the following: "Property to be conveyed via Special Warranty Deed". **This is non negotiable**
15. **Line 172 (i) - Please select Seller shall designate Closing Agent and Pay for Owner's Policy and Charges.**
16. Provide at least a **3 DAY RESPONSE PERIOD** for all offers.
17. **Refrigerator, Washer, and Dryer**: If present, these items are intended to remain with the property, however the seller cannot assure this. If these items remain on site until closing, the seller will gift them with no bill of sale and no warranty or guarantee. If a Non-Realty Items Addendum or Bill of Sale is required, please indicate $0.00 value and insert language that says: "Seller does not warranty or guarantee the function or presence of these items and the Real Estate purchase and sale agreement is in no way contingent upon any conveyance, terms, or satisfaction related to these items."
18. **Listing Broker's Information**: Please complete the Listing Broker Information Section using the information below:
    - **Firm Name: Entera Realty LLC**
    - **Firm License: CQ1055728**
    - **Listing Agent Name: Robert Salmons**
    - **Broker License Number: BK3411252**
    - **Phone: 888-216-6364**
    - **Office Address: 800 Gessner Dr. Suite 900 Houston, TX 77024**
    - **Email:RSFL@enterarealty.com**
    - **Listing Agent is working as Seller's Agent***
19. We recommend that all offers be submitted at their highest and best. The seller may or may not request the highest and best offers prior to acceptance.
20. Pre-approval letter or **POF** is required for an offer to be considered.

21. All pages of the offer, including proof of funds and disclosures must be merged into a **single PDF document** and **submitted as a single PDF document.** *(*https://www.ilovepdf.com/merge_pdf *is an excellent pdf merge tool that is free to use.)*