



THE
KERRY CARR
TEAM

We look forward to working with you! Please submit all offers and questions to the Primary
Listing agent DavidCohen
d.cohen@compass.com
Cell: (215) 260-5860

Please follow these instructions for submitting an offer to our Team:

- Please download and send all documents as separate PDF attachments via email.
- Please **DO NOT** share documents with us via DocuSign or DotLoop.

Required Documents (Your offer will NOT be submitted to the sellers without all docs):

- ☐ **Agreement of Sale & Any Addenda**
- ☐ **Signed Sellers Disclosure**
- ☐ **Lead Based Paint Addendum (If Applicable)**
- ☐ **Mortgage Pre-Approval and/or Proof of Funds**
- ☐ **Deposit Money Notice to Buyer**
- ☐ **Buyers Financial Info if Mortgage--we will not send the offer to sellers without this.**

- Inclusions/Exclusions: Must be specified. Just because something is included in Bright MLS does not mean it's automatically included in the agreement.

DEPOSITS

Please make sure that ALL deposits are due on a specific number of days (or date) - not within 48 or 72 hours of inspections being negotiated.

*Compass is requesting all deposits be sent via wire. Our Transaction Coordinator, Beth McAllister, will send wire instructions from a secure DocuSign. If your client cannot wire the deposit, please contact us.

INSPECTIONS and APPRAISALS

Please make sure to schedule all inspections and appraisals via ShowingTime.

BROKERAGE

Compass RE - 216 E. Lancaster Ave - (610) 822-3356

Brokerage License: **RB068881**

David Cohen License: **RS282774**

If the offer is accepted, our Transaction Coordinator at beth@k2conveyancing.com will be your main point of contact for information and connection between Title and Mortgage contacts, while the listing agent will be handling any negotiations.

Thank you! - The Carr & Co Team