



PRESENTATION OF OFFERS

TIMELINE

Please allow at least 24 hours for a response. We will communicate with our sellers and respond properly. Our sellers have the right to review and negotiate all offers until a fully executed Agreement of Sale has been ratified.

LEAD AGENT CONTACT INFORMATION FOR AOS

AGENT:

Nicole Marcum Rife

BROKER:

Compass Pennsylvania LLC

Lic #: RS306682

484.678.8131

nicole@therifegroup.com

Lic #: RB068881

267.435.8015

REQUIRED DOCS

- Buyer signed PAR Agreement of Sale and any accompanying addenda relevant to contingencies
- Executed Seller's Property Disclosure Statement found in the documents section in Bright MLS
- Letter of pre-approval if buyer is obtaining a mortgage or proof of funds if mortgage contingency is waived
- Buyers Financial Information form
- Lead Based Paint Disclosure, if built before 1978

BEST PRACTICE

We have found that settlements falling between Tuesday and Thursday allow adequate time to work out any problems that may arise

Please add the following language to Paragraph 32 Section (B) "If any contingency due dates fall on a weekend or bank holidays, the due date is automatically moved to the next available business day

TRANSACTION MANAGEMENT

Once the terms of your offer have been accepted and the Agreement of Sale executed, the file will be managed by our Transaction Team who will work directly with the listing agent in seeing the transaction through to settlement. Please note that the transaction team hours are Monday - Friday, 9 AM to 5 PM.

A smooth and successful sale is not possible without teamwork and collaboration. The Rife Group looks forward to working with you and your team!

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Compass Pennsylvania, LLC

31 E. Butler Pike, FL 1, Ambler PA 19002