



COMPASS

SELLER PREFERENCES

SHOWINGS:

The seller prefers no overlapping showings. This way, you and your agent will have the home to yourself. Be sure to lock the door behind you to prevent others from entering prior to their assigned showing time. Please limit your time inside to 30 minutes. If you would like to return for a second look, your agent may schedule a second showing.

CLOSING/OCCUPANCY:

At Closing

PREFERRED CLOSING ATTORNEY:

The seller's preferred closing attorney is: Justice Choate, Campbell & Brannon, 664 Seminole Ave NE, Suite 103 Atlanta, GA 30307. 404-446-3930.

EARNEST MONEY:

The seller prefers that earnest money be no less than 2% for financed offers and no less than 4% for cash offers, and already deposited or done swiftly.

FINANCED VS. CASH OFFERS:

If you are making a cash offer, the seller would prefer that the offer be accompanied by a verifiable proof of funds statement. If you are making your offer contingent upon financing, the seller would prefer that you submit a pre-approval letter along with your offer that demonstrates that you are working with a local lender and that all of your necessary documentation for your loan application has been submitted to the lender.

CONTINGENCY PERIODS:

The seller prefers a due diligence period of no more than 5 days. If your offer is contingent upon financing, the seller prefers an appraisal contingency period of no more than 15 days and a financing contingency period of no more than 12 days. If you are making a cash offer, the seller prefers that your offer not be contingent upon an appraisal.

APPRAISAL GAP:

The sellers prefer a confident buyer who can pay the difference between the appraised value and the selling price, and would appreciate terms reflecting this, with proof of the buyer's ability to cover the gap - should there be one.

WEEKENDS AND HOLIDAYS:

Please include the following special stipulation in your offer -- All deadlines and contingency termination dates referenced in the Agreement shall end at 8:00 PM Eastern Time unless otherwise specified. Should any deadline and/or contingency termination date fall on a date that is not a business banking date (i.e., a weekend or federal holiday), said deadline and/or contingency termination date shall be moved to the following business banking date.

OFFER SUBMISSION:

Please submit your offer on GAR forms as a PDF attachment (no links to click through, please) along with your pre-approval letter or proof of funds. Upon submission, please send a courtesy text to Jo Gipson at 404-405-5363 to verify receipt. Please send your offer via email to jo@gipsongroupATL.com AND to team@gipsongroupATL.com

THANK YOU SO VERY MUCH