



COLDWELL BANKER | REALTY

FAQ & OFFER INSTRUCTIONS

Thank you for your interest in 105 Overland Ave, Cranston RI 02910

****HIGHEST & BEST OFFER DEADLINE - Monday, July 14 by 5:00PM****

Offer Instructions:

- Please email offers with POF (Proof of Funds) and/or lender pre-approval letter to:
steven.miller@nemoves.com
- All offers must be presented on RIAR - RI Purchase & Sales Agreement Form
- If waiving appraisal or showing buyer's ability to make up appraisal gap, please show verified buyer proof of funds

Listing Agent Information:

Steven Miller - Steven Miller Group

Lic # RES.0033928, MLS ID: 39387

List Agent Phone: 401-477-9316, email: steven.miller@nemoves.com

Principle Broker: Louise Melillo, Lic # REC.0016191, phone 401-884-8050

Address: Coldwell Banker Realty, 1000 Division St, Suite 15, East Greenwich RI 02818

This is a Cartus Corporate Relocation transaction (see Cartus attachment in MLS). Cartus Financial Corp will be the seller of 105 Overland Ave, Cranston RI 02910, since homeowner, Muhammad Shloul, is relocating with corporate relocation package from his employer. Once the homeowner chooses the best offer they would like to proceed with after the H&B deadline on 7/14/25 at 5pm, Cartus will need up to 48 hours for the final offer package to be reviewed in order to approve and execute the final P&S Agreement and other Cartus Corp disclosures for buyer to sign off.

FAQ - Frequently Asked Questions:

Seller closing date - standard 30-45 days is fine

Is this a legal two-family? The house has been configured as two-family since they have owned it dating back to 1991. City of Cranston zoning to confirm legal status per offer accepted.



Steven Miller
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