



## OFFER SUBMISSION INSTRUCTIONS

### **OFFER GUIDELINES for 115 Brickel Road in Stoughton, MA**

Thank you for your interest in 115 Brickel Road. Please read and follow these instructions for preparing your offer.

Offers DUE June 19, 2023 by 3:00 PM. Seller is looking for a quick closing w/ the least amount of contingencies.

Please include the following in your initial offer package and **please send as 1 PDF**. I suggest naming the file with context to the deal. I.e. 115-Brickel-Road-Offer

#### ALL OFFER PACKAGES SHOULD INCLUDE:

- A page with your contact (agent) information
- Offer made out to the seller as "Natola Realty Trust"
- Lead Paint
- Addendum (Agents see paperclip on MLSPIN\*)
- No personal "love letters"** aka Buyer Letters to the seller (**see below**)
- Contingency form - if applicable
- Your agency disclosure
- If there is a mortgage contingency: Pre-approval letter
- If there is no mortgage contingency: Proof of funds
- Copy of escrow deposit binder check (with account number redacted) (**see page 2**)
- Have your buyer sign (e-sign) the full MLS printout and submit it with their offer
- Have buyer initial septic design \_\_ and the septic quote and spec \_\_

\*If you are not an agent and want access to all the forms and supporting documents, please go to <https://www.realtormikemahoney.com/115-brickel-road-stoughton>

#### **Submitting offers**

There are two ways to submit an offer. They are below:

1. You may go to the offer portal page @ <https://bit.ly/115-brickel>
2. You may also submit your offer to the following email address to ensure it is received:

**[michael.mahoney@joinreal.com](mailto:michael.mahoney@joinreal.com)**

Once your offer is submitted, please send a text/call to 617-615-9435 to confirm receipt. I am looking forward to the potential of working together. Mike



## Escrow Deposit Checks

All escrows will be held by the seller's attorney.

Offer deposit checks should be made payable to: **Caccavaro, Fitzpatrick & Seifart, P.A** Their office is located at 11 Vanderbilt Avenue, Suite 250 in Norwood, MA 02062

The seller's attorney will be Alex Seifart. The office phone # is : 781-762-0955 x202

Please hold the check until the offer is bilaterally accepted in writing. Once the offer is accepted you will get the initial deposit and PSA checks (EMDs) to the attorney above. No inspections if agreed upon will be allowed without receipt of the check due with the initial offer. Properties are not marked contingent in MLSPIN until checks are with the seller's attorney.

The image shows a check form with the following fields and instructions:

- Your name** \_\_\_\_\_  
**Your Address** \_\_\_\_\_
- Date** \_\_\_\_\_ 20 \_\_\_\_
- Pay to the order of** Caccavaro, Fitzpatrick & Seifart, P.A \_\_\_\_\_ dollars
- Memo** 115 Brickel Road Stoughton  
Purchase
- Account #** ~~0122 45678 0122 01224~~

Arrows point from the following text to the corresponding fields on the check form:

- From the top-left text to the 'Your name' and 'Your Address' fields.
- From the middle text to the 'Memo' field.
- From the bottom-right text to the 'Account #' field.

Please make sure that your client's check has their contact & mailing address.

Please make sure your client puts in property details on memo line

When you scan the check and send via PDF, please cover up the account # to ensure your client's account is not compromised

Please make offers good until Tuesday June 20th 2023 at 7:30 PM in order for us to have time to review them. Thank you and we look forward to working with you!



## Recommendation Against Buyer Letters AKA Love Letters

Many prospective buyers may include with their offer personal letters addressed to the seller. These letters are commonly referred to as "Love letters" and often contain information that identifies the buyer(s) as belonging to one or more protected class. This raises Fair Housing concerns and may subject the seller(s) and the listing agent to legal liability if it is later alleged that the information contained within such a letter was used as the basis to select one buyer over another.

***To avoid liability associated with such letters, the listing agent and the Massachusetts Association of REALTORS® strongly recommend against use or consideration of Buyer Love Letters.***

The seller reserves the right to accept an offer at any time before the deadline.