

## Offer Instructions

1. Seller Name is: Boulton Properties LLC
2. **All offers must be submitted at the link below**, where you can request all desired purchase terms including seller concessions. Buyer's Brokers are Welcome!  
*\*No purchase agreements will be executed without a compensation agreement.*

<https://transactions.entera.ai/offer-submission?listingId=20a8980c-dd9a-493b-8297-8e78d2acf6e0>

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3. [Seller approved special disclosures for Buyer's Broker will be securely delivered upon completion of the requested information at the following link:](https://transactions.entera.ai/offer-submission?listingId=20a8980c-dd9a-493b-8297-8e78d2acf6e0)  
<https://transactions.entera.ai/listing-inquiry?listingId=20a8980c-dd9a-493b-8297-8e78d2acf6e0>
4. Seller offers a voluntary rate buy down or closing credit (up to \$6k) for buyers financing with seller's affiliate lender. Use of affiliate is optional; buyers may use any lender or no lender. Choice does not affect the transaction. Pre-qualification info: <https://tinyurl.com/yeykj4xx>  
**Listing Broker not affiliated with Seller. AfBA Disclosure:**  
[https://docsend.com/v/md35c/afba\\_disclosure](https://docsend.com/v/md35c/afba_disclosure)
5. The seller only conducts business **Monday through Friday** during normal/standard business hours.
6. **Earnest Money Deposit:** Should be the greater of either \$1,500 or 1% of the proposed purchase price. *(This is a minimum amount, and higher amounts will increase the strength of the offer.)*
7. **Option Period:** Seller will allow up to 10 calendar days/\$500
8. **Paragraph 2D needs to have "As Is/Where Is"**
9. **Survey 6C2.: Survey:** Seller does not have a survey. If the buyer desires a survey the buyer must agree to purchase it. Please indicate that a survey will be produced and **BUYER'S EXPENSE**, if the buyer requires a survey. **Buyer to pay for additional title survey coverage if needed.**

**10. Paragraph 6D needs to be filled in ex. “residential use”**

**11. Paragraph 21:** Please insert text on seller’s side:

2300 Lincoln Hwy Suite 700  
Langhorne, PA 19047

**12. Special Stipulations:** add “Property to be conveyed via Special Warranty Deed”. **This is non negotiable**

**13.** The seller only conducts business **Monday through Friday** during normal/standard business hours.

**14. Listing Broker’s Information:** Please complete the Listing Broker Information Section using the information below:

- **Firm Name:** Entera Realty LLC
- **Firm License:** 9007137
- **Listing Agent Name:** Lynette Thomas
- **Listing Agent’s License Number:** 635717
- **Phone:** 888-216-6364
- **Office Address:** 820 Gessner Dr. Suite 340
- **City, State, Zip:** Houston, TX 77024
- **Email:** ltl@enterarealty.com
- **Listing Agent is working as Seller’s Agent**

**15. Title/Escrow Company:** The seller is a corporate seller and requires their preferred title company for closing. Seller will close remotely and the title company will accommodate remote closing for the buyer as well, if they wish.

**16.** Pre-approval letter or **POF** is required for an offer to be considered.

**17.** We recommend that all offers be submitted at their highest and best. The seller may or may not request the highest and best offers prior to acceptance.

**18.** All pages of the offer, including proof of funds and disclosures must be merged into a **single PDF document** and submitted as a **single PDF document**. ([https://www.ilovepdf.com/merge\\_pdf](https://www.ilovepdf.com/merge_pdf) is an excellent pdf merge tool that is free to use.)