
Offer Instructions

1. **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=2a8deb1e-276b-44de-b502-b014b77f0397>
2. 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/listing-inquiry?listingId=2a8deb1e-276b-44de-b502-b014b77f0397>
3. Seller Name is: INVITATION HOMES SWAY 2014 1 BORROWER LLC
4. The seller only conducts business **Monday through Friday** during normal/standard business hours.
5. Provide at least a **5 DAY RESPONSE PERIOD** for all offers.
6. Property will be conveyed as-is, where is. Please add text to the Special Provision stating: **"The property will be conveyed as-is, where-is, and the seller will make no repairs."**
7. Pre-approval letter or **POF** is required for an offer to be considered.
8. If the property says **Active in the MLS**, then the seller is **still accepting and considering offers**. Please don't contact our team to inquire.
9. Our agents **can NOT provide information about other offers** including whether or not other offers have been received. We understand that your client(s) would like this information. Our client prices competitively, so we suggest informing your client(s) that there will likely be broad interest and multiple offers for the listing.
10. 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.
11. All pages of the offer, including proof of fund, addenda, and the seller's addendum, must be merged into a **single PDF document** and **submitted as a single PDF document**.
(https://www.ilovepdf.com/merge_pdf is an excellent pdf merge tool that is free to use.)

- 12. Earnest Money Amount:** Should be no less than 1% of the total proposed purchase price. *(This is a minimum amount and higher amounts will increase the strength of the offer.)*
- 13. 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.
- 14. Closing Date:** 30 to 45 days recommended. **(30 days minimum)**
- 15. Option Period & Fee:** Seller will allow up to a **5-calendar-day** diligence period and a minimum of **\$250 option fee**.
- 16. Inclusions and Exclusions:** Please state **“Property Conveyed As Is/Where Is”** for each.
- 17. Refrigerator, Washer, and Dryer:** If present at the time of showing/inspection and or appraisal, these items are not always intended to remain with the property. If these items remain on site at closing, the seller will gift them with no bill of sale and no warranty or guarantee. Seller will not sign a Non-Realty Addendum.
- 18. 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:** Penny Watson
 - **Listing Agent's License Number:** 438005
 - **Phone:** 888-216-6364
 - **Office Address:** 800 Gessner Dr. Suite 900
 - **City, State, Zip:** Houston, TX 77024
 - **Email:** pwatson@enterarealty.com
 - **Listing Agent is working as Seller's Agent**
- 19. If your offer is contingent:** Buyer's home must be actively listed in order for the seller to consider the offer and the following language must be added to the Additional Terms/Provision section
- “Buyer's property must be under contract within 20 days of this transaction's Effective Date. If it is not, Seller may terminate with no penalty and Buyer shall have their earnest money returned.”*
- 20. Conveyance Deed Type:** Seller shall convey the property by **Special or Limited Warranty Deed. Unfortunately, this is non-negotiable.**