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# Offer Instructions

1. Seller Name is: Bridge SFR IV Seed Borrower 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=bcbd6193-5ab4-4487-b392-e723d5c83621>

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/listing-inquiry?listingId=bcbd6193-5ab4-4487-b392-e723d5c83621>

4. **Survey:** Seller does not have one, and the buyer must purchase their own. Please check 6C2.

**Buyer to pay for additional title survey coverage if needed.**

5. **Closing Date:** 30 days recommended.  
Please avoid closings on the last business day of the month.

6. **Paragraph 2D needs to have "As Is/Where Is"**

7. **Paragraph 6D needs to be filled in ex. "residential use"**

8. **Paragraph 21:** Please insert text on seller's side:

6836 Carnegie Blvd #320  
Charlotte, NC 28211

9. **Special Stipulations:** add "Property to be conveyed via Special Warranty Deed". **This is non negotiable**

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**10. Page 10 – Listing Broker Information must be completed as follows:**

- 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 Houston, TX 77024
- Email: [ltl@enterarealty.com](mailto:ltl@enterarealty.com)
- Listing Agent is working as Seller’s Agent

**11. Non-Realty Items Addendum:** Add the text “where-is, as-is” after each item.

**12. 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 in Special Provisions:

“Buyer/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.”

**13.** The seller only operates **Monday through Friday** during normal business hours.

**14.** All pages of your offer, proof of fund, finance addenda, etc. 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.)