Orchard Brokerage LLC - Georgia Offers

Orchard

Thank you for your client's interest in this home. ***The seller desires simplicity, clean terms and as stress-free a transaction as possible.***

Please use the following guidelines to submit your offer:

- ***Submit the offer directly to the listing agent***
  - Submit in one complete **PDF form** with all applicable disclosures attached
  - Do not share Remine, Transaction Desk or Dotloops
  - Use GAR forms, if possible
  - All agent & firm information should be completely filled out to include:
    - Orchard Brokerage, LLC, 195 Broadway, 25th Floor New York, NY 10007
    - Orchard MLS Office Code: NOHO01
    - Orchard Brokerage Firm License #: H-77720
  - Reach out to the listing agent for details regarding multiple offer deadlines
  - **Buyer "love" letters should not be included with your client's offer. They could violate fair housing laws so please do not submit them.**
- ***Due Diligence:***
  - Max of 7 calendar days is preferred
  - End date should fall on a weekday at 5pm
- ***Financing and Appraisal Contingency:***
  - The shorter the better, but no longer than 21 days is preferred
- ***Proof of Funds / Pre-approval letter:***
  - Offer must be accompanied by one of the above
  - Should include name(s), contact information for lender (e-mail & phone)
- ***Closing Attorney & Holder of EM:***
  - Unless otherwise specified in the MLS listing, Fidus Title Co, LLC is preferred. Orchard Brokerage does not hold earnest money.
- ***Closing:***
  - Within 30 days is preferred
- ***Preference for offers over list price:***
  - Include an Appraisal Waiver/Addendum indicating buyer is responsible for the difference in the event of an appraisal discrepancy
  - Include proof of funds for this difference

Additional Details and Information:

- ALL showings, inspections and appraisals will be scheduled through ShowingTime
- Seller strongly prefers concessions in lieu of repair requests
- If the legal owner is Orchard Property, LLC, and you are using FHA financing, the property may be subject to the 90-day FHA flip rule.