Realtor Offer Guide – STL Market

Line 2 : Buyer Name to be “BR Homes STLMO, LLC”

Line 33: Offer price client wants to submit

Line 34-35: EM to be deposited with Title Partners Agency, not to exceed 1% of purchase price

Line 49: Contingent Upon Financing

Line 70: Seller Paid Closing Costs **REFER TO ATTACHED PAGE BASED ON OFFER PRICE**

Line 79: Closing and Possession 30 days from offer date

Line 80: Title Partners Agency

Line 92: Check “Appraisal Rider Box”

Line 119: Check Box Buyer to Oder, Provide and Purchase Title

Line 349-356: “Special Agreements”: Write “Buyer and Seller agree that appraisal delivery according to the appraisal rider shall be extended to 3 weeks” & “Seller to obtain, prior to closing, all relative occupancy and rental permits required for Buyer to rent and occupy the property per the municipality”

Form 2140: Title and Survey Check Box Surveyor’s Real Property Report (SRPR)
Send offer to contracts@berryrockhomes.com and list the signor as Cameron Rock, Manager

****In light of the NAR compensation lawsuit please note that in order for Berry-Rock Homes to purchase a home the compensation being paid by the seller must match the Buyer Broker Agreement. If the compensation does not match we will not sign the offer. If Realtor wants additional compensation that will need to be paid by our client directly to the Brokerage or delivered to Berry-Rock Homes for additional Realtor compensation within 3 days of being under contract with the 7% option consideration. If it is not received during that time frame the transaction will be canceled or Realtor can amend Buyer Broker agreement to match the negotiated seller paid compensation.****

Seller Paid Closing Costs

Property Value	Requested Closing Costs
$100,000 to $124,999	$5,200
$125,000 to $149,999	$5,700
$150,000 to $174,999	$6,000
$175,000 to $224,999	$6,300
$225,000 to $299,999	$6,500
$300,000 to $449,999	$7,500
$450,000 to $549,999	$8,000
$550,000 to $650,000	$8,500