



Realtor Offer Guide – OKC Market

Buyer name: Address Specific LLC (example: if property address is 123 Main St OKC, OK 73116 buyers name would be **123 Main St, LLC**)

Earnest Money: No more than 1% of offer price

Title Company: OCA Nichols Hills

Closing Date: 30 Days from accepted contract date

Use Conventional Loan Addendum

Additional Provisions:

Seller paid closing costs reference page 2 on how much to request based on the offer price. Verbiage to read “Seller to credit buyer \$\$\$ at closing for closing costs and prepaids.”

[Send offers to contracts@berryrockhomes.com](mailto:contracts@berryrockhomes.com)

Seller Paid Closing Costs

| Property Value | Requested Closing Costs |
|------------------------|-------------------------|
| \$75,000 to \$100,000 | \$4200 |
| | |
| \$100,000 to \$125,000 | \$4800 |
| | |
| \$125,000 to \$150,000 | \$5200 |
| | |
| \$150,000 to \$175,000 | \$5500 |
| | |
| \$175,000 to \$225,000 | \$5800 |
| | |
| \$225,000 to \$300,000 | \$6000 |
| | |
| \$300,000 to \$450,000 | \$7000 |
| | |
| \$450,000 to \$550,000 | \$7500 |
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| | |