



Realtor Offer Guide – Kansas City Market

Line 6: Buyer Name to be “BR Homes KCMO, LLC” (for Missouri) “BR Homes KCKS, LLC” (for Kansas)

Line 164: Offer price client wants to submit

Line 176-178: Check other box and insert “wire transfer” EM to be no more than 1% of offer price

Line 180-181: Deposited With Buyer Title Company Secured Title of Kansas City check box refundable

Line 196: Total Amount Financed 80% of the offer price

Line 200: Balance to be paid in Certified Funds 20% of the offer price

206: Insert your requested compensation, (Berry-Rock Homes will not pay additional compensation that is not negotiated with the seller, refer to second page for further information)

Line 209: Seller Paid Closing Costs **REFER TO ATTACHED PAGE BASED ON OFFER PRICE**

Line 238: Closing and Possession 30 days from offer date

Line 299: Check the box of This is a Financed Sale

Line 311: Check box for Investment Loan

Line 320: “Other Commercial Line of Credit” Check box Primary

Line 329: Amortization Period 20 Years

Line 330: Principal Amount or LTV 80%

Line 353: Check Box Buyer is Pre-Approved WRITE IN “See attached approval letter”

Line 717: Check box Seller

***Very Important*:** Include the following language in the additional provisions. “Seller agrees that purchase is contingent upon the home passing any occupancy and rental permit requirements per municipality code if applicable.”

Email offer to contracts@berryrockhomes.com 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

