



## 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 47: Not 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](mailto:contracts@berryrockhomes.com) and list the signor as Cameron Rock, Manager**

## Seller Paid Closing Costs

Property Value	Requested Closing Costs
\$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
\$550,000 to \$650,000	\$8000