

Sally | Realty Austin
(512) 656- | @RealtyAustin.com

Dear Sally,

I am happy to present this offer on behalf of my clients Mark & Lacey, for the property located at Brown Dipper Dr., Pflugerville, TX 78660.

Mark and Lacey are excited about the prospect of purchasing this home.

A few things that I know from experience matter greatly in transactions – in addition to sales price and terms:

- My clients are serious, and not just testing the waters. They fully intend to proceed with the purchase and are not using the option period to finalize their decision.
- I am experienced, professional and fair. I believe agents should be collaborative, not combative in finding mutually beneficial solutions for our clients.

We know that you want a quick sale for the highest possible price with no complications. Part of a smooth transaction is a reasonable sales price that is fair for all parties based on property condition and area comps. We worked hard to provide what we feel is a competitive offer. Aside from the offer price, please also note the below terms.

The enclosed offer includes:

- SALE PRICE - \$660,000.00
- 20% DOWN PAYMENT
- OPTION PERIOD – 5 Days at \$750.00
- EARNEST DEPOSIT - \$6,500.00
- CLOSE DATE – April 12th, 2022
- NO SELLER PAID HOME WARRANTY
- **BUYER** PAID TITLE
- FULL APPRAISAL WAIVER
- WAIVING THIRD PARTY FINANCING
- FREE 30 DAY LEASE BACK AFTER CLOSE – May 12th, 2022

My clients are pre-qualified through Charlie Cooper with Austin Capital Mortgage (Local Lender). Please feel free to call Charlie to discuss my clients strong approval status. His cell is (512)740-4665.

We look forward to a smooth transaction and the best possible outcome for all parties!

Sincerely,

Craig McGuire
Bramlett Residential Real Estate
CraigMacATX@gmail.com
512-507-4887