

# Submitting Offers & Important Clauses

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# Paperwork

1. Sale Contract (2 pages – keep it simple)
2. Main Contingency  
“Contingent to Business Partner’s Approval within 20 days of acceptance of sale contract.”
3. Lead Based Paint Addendum
4. Seller’s Disclosure – “As Is”

# Paperwork

## Important Clauses on Contract:

1. “Buyer reserves the right to assign the contract” or “Mr Buyer and/or Assigns”
2. “Buyer reserves the right to market the property to prospect investors”
3. “Any liens and judgments on title to be satisfactorily negotiated”

# Paperwork

Important Clause on Contract (to be used as needed)

“Seller reserves the right to keep the property on the market and accepts this contract as a contingent offer. In the event seller receives a better offer, he will provide the buyer herein a 72-hour(negotiable) first-right-of-refusal notice to perform.”

# Paperwork

Important Clause on Contract (for Earnest Money)

“Buyer will deposit an additional escrow money deposit of \$xxx 21 days after acceptance of sale contract.”

# Paperwork

Important Clauses on Seller Addendum –  
Property to be Sold “As Is:”

“Seller has never resided in the property, therefore he/she will not make any representations. Buyer has to rely on his/her own inspections and the property will be sold in ‘as is’ condition.”