



WHAT'S IMPORTANT TO OUR SELLERS

1410 MONROE DR NE

SHOWINGS:

The seller prefers no overlapping showings. This way, you and your agent will have the home to yourself. Be sure to lock the door behind you to prevent others from entering prior to their assigned showing time. Please limit your time inside to 30 minutes. If you would like to return for a second look, your agent may schedule a second showing.

PREFERRED CLOSING ATTORNEY:

The seller's preferred closing attorney is: Hodge & Temple, 549-4 Amsterdam Ave NE, Atlanta, GA 30306 (404) 946-9333.

EARNEST MONEY:

The seller prefers that earnest money be at least 1% of purchase price.

DUE DILIGENCE PERIOD:

The seller prefers a due diligence period of no more than 10 days.

CLOSING:

The seller prefers to close no more than 30 days from binding agreement date.

WEEKENDS AND HOLIDAYS:

Please include the following special stipulation in your offer -- *All deadlines and contingency termination dates referenced in the Agreement shall end at 8:00 PM Eastern Time unless otherwise specified. Should any deadline and/or contingency termination date fall on a date that is not a business banking date (i.e., a weekend or federal holiday), said deadline and/or contingency termination date shall be moved to the following business banking date.*

COVID-19 STIPULATION:

Please include the following special stipulation in your offer -- *Potential Delay of Closing Due to COVID-19: Upon notice to the other party given on or prior to the date of closing, Buyer or Seller may unilaterally extend the closing date based on circumstances related to COVID-19 that make the closing impossible to complete. The closing date shall be extended by the number of days reasonably necessary for the delay to be resolved and the closing to be performed. Any timeline originally calculated to run based on closing date will also be extended as necessary to align with the extended closing date.*