



Realtor Offer Guide – Indianapolis Market

Line 3: Buyer Name to be “BR Homes Indy, LLC”

Line 28: Offer price client wants to submit

Line 36: EM to be no more than 1% of offer price

Line 38: 3 days to fund EM

Line 39: Check “other” box and input Barrister Title Services

Line 56: Check “cash” box

Line 60: Check Box Buyer will have an appraisal

Line 86: 30 days from offer date

Line 91: Check Box Shared Equally

Line 134: Check box Boundary Survey paid by buyer

Line 148-150: Check box “other” insert investment property, 10 days, rental restrictions

Line 184: Check box Buyer Reserves the right to have independent inspections

Line 197: 10 days

Line 251: Check Title insurance commitment

Line 407: Further Conditions: Write in language “seller to credit buyer \$\$\$ towards closing costs” Refer to page to on how much to request based on the offer price of the home

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

