



Realtor Offer Guide – Tulsa Market

Buyer name: Address Specific LLC (example: if property is 123 Main St Tulsa, OK 74103 buyer name would be **123 Main St, LLC**)

Earnest Money: No more than 1% of offer price

Title Company: Secured Title

Closing Date: 30 Days from accepted contract date

Use Conventional Loan Addendum

Additional Provisions:

Seller paid closing costs reference page 2 on how much to request based on the offer price. Verbiage to read “Seller to credit buyer \$\$\$ at closing for closing costs and prepaids.”

[Send offers to contracts@berryrockhomes.com](mailto:contracts@berryrockhomes.com)

****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