

Offer Instructions & Important Information

Mountain View Cabins Bankruptcy

THIS DOCUMENT IS FOR REALTORS ONLY

Thank you for showing and taking the time to write an offer on our listing.

Following these guidelines will ensure your offer is ready to be reviewed by the Seller(s)!

1. All offers must be written on TAR approved contracts and have a 60-day close.
2. TWO Business Days are required for response time.
3. Bankruptcy Court has approved concessions. Please inquire with list agent.
4. **Property is sold As-IS only.** No exceptions. Inspections are encouraged.
5. All offers must accompany a POF or Approval Letter with lender contact.
6. **Make sure that there are no blank lines in the contract.** The PSA must be fully filled out to be considered. (Including the broker information on pg. 10. It should have the full address, licensee#: 353579, broker#: 240551.)
7. **Section 2.D.3** Please read lines 142 and 143 and specify on line 144 who the Buyer(s) is asking to pay the cost of the title search, mortgagee's policy (if applicable) and owner's policy. *i.e. "Buyer to pay the cost of the title search, mortgagee's policy, and owner's policy."*
8. **Special Stips MUST read or you will be countered at minimum with the below:**
 - A.) The parties herein acknowledge they have been informed of bankruptcy proceedings in the United States Bankruptcy Court, and this Agreement is contingent upon final judgment and decree authorizing the sale of Property. In the event that a final judgment sale authorization is not granted within 60 days of a bound agreement, the Buyer may terminate this Agreement with written notice to Seller with Earnest Money/Trust Money returned in full to Buyer, in which event all parties agree to execute all applicable documentation.
 - B.) Sale is subject to the First Right of Refusal of Mary Jane Saunders within 10 days of a bound contract.
 - C.) Earnest money and inspection timelines do not begin until Seller notifies the Buyer of Mary J. Saunders' decision to FROR.
 - D.) Buyer understands that the property is sold as-is and will remain an active Short-Term Rental until the close of escrow.

E.) ****IF Buyer is making an offer on a property that needs to be surveyed out of a larger piece of land:** Buyer shall obtain a survey to subdivide the Property out of the larger parcel. Buyer and Seller must mutually agree upon the proposed boundary lines. Buyer shall be responsible for all costs associated with the survey. In the event the survey process causes a delay in closing, Seller agrees to extend the Closing Date by up to thirty (30) days to accommodate the Surveyor's timeline.

9. **The Seller's will be closing with:**

Sterling & Wilson Title - Lisa Sterling

120 Suburban Rd #202, Knoxville, TN 37923 // (865) 999-3184 //

lisa@sterlingandwilsontitle.com

***We humbly request (but certainly do not require) that the Buyer(s) close with the same title company as this helps to **GREATLY** reduce the number of possible mishaps, delays and errors with closing. This is a Bankruptcy and more complicated for title than a normal sale. We are having a higher number of errors occurring when the Buyer and Seller close with different title companies along with untimely closing on the designated close date. The Seller has worked with Lisa Sterling at Sterling & Wilson Title and can vouch for their professionalism, high ethics and ample communication. Thank you for your consideration!

Thank you for incorporating these guidelines,

we look forward to receiving your offer on behalf of your Buyer(s.)

Steve & April Blankinship

The Blankinship Group at Wallace Real Estate