

PAS – Wells Fargo Offer Procedure:

To make an offer on a PAS- WELLS FARGO Owned asset we will need the following Items:

- 1. TREC Contract**
- 2. Copy of Earnest Money made to Sellers Choice**
- 3. Pre- Approval Letter or proof of funds**

*If we do not receive all of the above items the offer will not be submitted. Once you submit the offer, please call our office to confirm receipt. Please accept a 1-3 day response time on all offers.

Any and All addenda will be sent out after a deal has been accepted by PAS- WELLS FARGO and a local title company will be assigned at this time.

Attached is a copy of the addenda for your review, but it is not needed to submit the initial offer.

Basic Instructions:

1. PAS- WELLS FARGO sells all assets AS IS WHERE IS and you have a 10 day inspection period from the date of verbal acceptance.
2. PAS- WELLS FARGO will pick and assign a local title company upon execution of the contract.
3. PAS- WELLS FARGO will not accept contracts with “And or Assigns” as the buyer
4. If it is an investor, certain deed restriction language will be included in the addenda which will prohibit the property from being sold within 90 days for more than 120% of the sales price.
5. Closing must occur on or before the agreed date or a \$100 per diem will be charged until close.
6. No Sellers Disclosure or Survey
7. All inspections must be completed within the 10 calendar days of verbal acceptance or the Earnest Money will be forfeited to PAS- WELLS FARGO .
8. PAS- WELLS FARGO does not accept contracts that are contingent upon sale of other property or subject to any repairs being completed by seller.
9. Once a deal is accepted and you have received the addenda, we will need all originals including the earnest money back within 3 days of acceptance.