

Offer Submission Instructions

100 E. Highline Cir. #207 , Littleton, CO. 80122

- PLEASE CALL 303-880-2585 or EMAIL JOHN@DANYLIWASOCIATES.COM or STEVE@DANYLIWASSOCIATES.COM TO CHECK STATUS BEFORE YOU WRITE YOU'RE OFFER.
- FAXED OR EMAIL OFFERS ARE OK FOR INITIAL SUBMISSION ONLY – UPON VERBAL ACCEPTANCE WE MUST HAVE A COMPLETED ORIGINAL OFFER TO SUBMIT TO OUR CLIENT INCLUDING ALL ADDENDUMS AND DISCLOSURES.
- MUST HAVE A LENDER PRE APPROVAL LETTER OR PROOF OF FUNDS WITH BUYER(S) NAME.
- EARNEST MONEY CHECK. (MIN. \$1000 UNLESS STATED OTHERWISE) (make check payable to title company below)
- IT IS THE BUYERS AGENT/ BUYER(S) RESPONSIBILITY FOR OBTAINING ALL CIC DOCUMENTS IF THE PROPERTY IS WITHIN A HOA AT BUYER(S) EXPENCE.
- PROPERTY WILL BE CONVEYED VIA SPECIAL WARRANTY DEED ONLY.
- CONTRACT MUST NOT BE ASSIGNABLE.
- SELLER **WILL NOT** PROVIDE A SELLERS PROPERTY DISCLOSURE.
- PLEASE SUBMIT ALL REQUIRED DISCLOSURES AND ADDENDUMS AS PROVIDED ON OUR WEBSITE. www.denverrealestateguide.com/reo.html
- ARTICLES OF INCORPORATION STATING THE SIGNER ON THE CONTRACT HAS AUTHORITY TO SIGN ON BEHALF OF ENTITY (ONLY IF PURCHASER WILL BE AN ENTITY)
- The Title Company will be:
 - **Vanguard National Title.**
 - 710 Kipling St. #406
 - Lakewood, CO. 80215
 - (303) 991-5959 office
 - (303) 323-3216 fax
 - Peggy.hamersky@vantitle.com