

16068 Dancing Leaf Place

Dumfries, VA 22025

Note to Buyer's Agent :

- We will submit **one best offer** to the bank. Others will be back up.
- Short Sale is being Professionally Negotiated by Advanced Title. To facilitate a smooth transaction, seller request that purchaser settle with **Advanced Title**.
- Please use Short **Sale Contingency Addendum to Regional Sales Contract**. You may also ask the buyer to
- Remember this is an "**AS-IS**" contract so please use **NVAR Contingency Addendum**.
- Following items do not convey: **Washer & Dryer, Window Treatments, Ceiling Fans and Second Refrigerator**.
- Please make sure to include a **pre-approval letter** and copy of **earnest money check**.
- Please send **proof of funds** for down payment.
- Seller/bank will NOT pay for **home warranty** or **pest inspection**.
- Some banks don't give more than 1% subsidy with short sale. Keep that in mind. Some banks don't give subsidy with conventional loan.
- Please be willing to wait at least 4 months.
- Please call Simon Hahn at **(703) 401-0571** with any question.
- Fax contracts to **866-348-5461** or email offer to **HahnGroupRealty@gmail.com**