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**SparkOffer Instructions for 5615 W Holly Street, Phoenix AZ 85035**

**To place an offer, go to:** [**https://rem.ax/3dqBdF8**](https://rem.ax/3dqBdF8)

**Email questions to: Jen@jendaz.com**

**TERMS:**

SparkOffer will have real-time standings based on prices submitted, and buyer’s agents can update their offer using the site during the offer period.

At the conclusion of the offer period, the listing agent will review all offers with the seller.

* All offers require electronic submission through SparkOffer by the Buyer or Buyer's Agent.
* At the end of the e-Offer period, the listing agent will notify the selected Buyer or Buyer’s Agent to submit their offer in writing on the Arizona Purchase Contract, along with proof of funds or Pre-Qualification Letter, Market Conditions Addendum, Lead-Based Paint Addendum, Seller's Property Disclosure Statement, Agency Disclosure.  Financed offers shall include proof of funds for the down payment.  Please remove the full account numbers prior to submitting.

                  -     Contracts should be AS-IS / WHERE-IS and have a minimum earnest money deposit of $2,000 or 1% of the Purchase Price, whichever is greater.

* The seller has a right to accept, reject or counter-offer at any time.

-    SparkOffer is NOT an auction; the highest offer or placing first does not constitute winning the property.

* Buyers or Buyers’ agents should expect to be contacted with the seller's decision within 1-2 business days.
* The “live” clock will reset to 5 minutes anytime an offer is placed with less than 5 minutes until the deadline, allowing all parties to make sure they have had every opportunity to submit their best offer.

**FEE’s:**

-   There will be a $495 technology fee paid by the Buyer at escrow closing.

-   Please consult the MLS or Listing Agent for further details on the Buyers Agent Commission.