**Neighborhood Housing Group LLC**

**4607 Charlotte Hwy Suite 1 Lake Wylie, SC 29710**

**803-831-2875 Fax 803-831-0805**

**Instructions for submitting an offer**

To submit an offer, please submit an executed contract and addendum. You must also submit the correct deposit for your offer and contract to be complete.

Your deposit must be submitted to either the seller or to an agreed upon escrow company. If Earnest Money is to be held by Escrow Company a copy of the Earnest Money check must be sent to the Seller along with the contract. When mailing the Earnest Money Check a Tracking number must be provided to the seller.

You will need to submit proof of funds or approval letter with the offer.

To view a property, please contact your Portfolio Manager to make arrangements to obtain access. Most of our properties are sold in less than two (2) hours. We do however take back up contracts.

You also may be able to use an existing appraisal if Investors Rehab has obtained one however depending on your lender or your preference, you may need an additional appraisal.

Because of the deep discounted prices we have negotiated on the properties we resell to investors and the small margins we work off of, we are unable to negotiate on the prices offered.

We provide real values and discounted prices on the wholesale properties we offer.

We will be glad to refer any Contractors, appraisers, attorneys, title company, property managers, etc. if we are aware of any in the area of the property however you must interview them and make your own decision about using or relying on their information or services. We highly recommend getting detailed descriptions in writing with any vendor used.

Because we buy and sell our properties on the same day you must close on the anticipated closing date in your contract to avoid penalties.

We take each and every offer very serious.

All offers are subject to prior sales and withdrawals.

Once you have filled out the contract and addendum please email back to Closing@InvestorsRehab.com