



542030 US Hwy 1 Callahan, FL 32011  
Phone: 904-759-1487

## INSTRUCTIONS FOR MAKING AN OFFER

1. Reach out to Ralph W. Bennett at [Ralph@PristinePropertiesLand.com](mailto:Ralph@PristinePropertiesLand.com) and a "Letter of Intent" will be prepared once the following information is received:
  - a. Buyer's Name(s)
  - b. Buyer's Address
  - c. Buyer's Email Address and Phone Number(s)
  - d. Offer Amount
  - e. Binder Amount
  - f. Due Diligence Time Needed (Include Finance Contingency)
  - g. Closing Date
  - h. Buyer's Brokerage Name
  - i. Buyer's Agent Name, Email Address and Phone Number
  - j. Buyer's Brokerage Address
2. Pristine Properties will send "Letter of Intent" to buyer's agent or customer direct for initials / signatures
3. Send Buyer executed "Letter of Intent" back to Ralph W. Bennett to forward to Seller
4. The Seller will write contract once the offer price has been agreed upon
5. The Buyer will be responsible for the following closing costs:
  - a. Closing Attorney (Kinney & Hendrix, LLC)
  - b. Deed Stamps
  - c. Survey (If Required or Desired)
  - d. All Other Closing Costs not paid by Seller
6. The Seller will pay for Title Insurance