

Terms of Sale

99-60 164th Rd, Howard Beach NY 11414

1. **No blind offers accepted** (unless exterior-inspection-only).
2. All **buyer documents must accompany the offer**; incomplete submissions won't be reviewed.
3. Submit your **Highest and best; no escalation** clauses allowed.
4. Purchaser understands this may involve multiple counteroffers.
5. Counteroffers must be answered within 24 hours.
6. Purchaser/Agent is fully responsible for all due diligence.
7. All questions must be addressed before submitting an offer.
8. Property is **sold AS-IS**, including all violations, and is NOT inspection contingent.
9. Sale is not binding until seller signs the Contract of Sale and all required documents and deposits are received.
10. If offer is accepted, **purchaser has 3 days from receipt to return signed contracts with earnest money**.
11. **Buyer pays all transfer-related costs and fees** unless the seller expressly agrees otherwise.
12. The property will be marketed 10 calendar days before an offer can be accepted
13. Offers must be based on exterior inspection only; no interior access permitted.
- 14.-