



OFFER INSTRUCTIONS

*All offers **MUST** be submitted through **HomePath.com***

Instructions for Submitting Your Offer

- If you already have a HomePath account, go to **<http://www.homepath.com>** and click the “**Log In**” button. When prompted, enter your ID and password. Locate the listing in which you are interested in the Online Offers markets. Click the “**Make and Offer**” button, to submit your offer.
- If you do **not** have an agent account on HomePath.com, search the listing in which you are interested in the Online Offers markets, click the “**Make an Offer**” button, click the “**Register Now**” button, and continue through the registration and offer process. Registration is only necessary the **first time** you log in to make an offer.
- When uploading Contract to Homepath, attach **Copy of Earnest Money, Pre-Approved Lender Letter or Proof of Funds, if Cash.**

Additional Resources

- Agents may access training materials and webinars by visiting:
<http://www.homepath.com/offerQuestion.html>
- Real Estate Professionals may call the HomePath Online Offers Customer Support line at 866-218-4446 with questions.

HomePath Online Offers was designed to ease and create transparency during the offer submission process with the following features:

- An easy to use, self service offer submission system that can be assessed through the HomePath.com website.
- A transparent offer process that keeps Selling Agents informed of the status of their clients’ offers on HomePath properties listed on HomePath.com
- Improved communication between the Selling Agent and the Listing Broker regarding offers on HomePath properties listed on the HomePath website.

You can expect a response within 24 to 48 hours in most cases, weekends excluded.
Counter offers will be verbally transmitted.

Once your offer is fully accepted, we will email you a packet with instructions to proceed for your buyer's signatures, inspection, earnest money. **Earnest money MUST become Certified Funds at this time.**

** It is important that you and your buyer read the addendum before making an offer as the addendum will supersede the Colorado Contract to Buy/Sell Real Estate.

Heter and Company, Inc. REQUIREMENT:

BEFORE buyer schedules their inspection, Heter and Company, Inc. must be in receipt of:

Buyer's signed Colorado Contract
Bank Addendum
Earnest Money Check (certified funds)

Heter and Company must have **72 "BUSINESS" Hours Notice** prior to the inspection, to reconnect utilities.

To accommodate the above requirements, please schedule inspection:

Monday through Friday, between 9am and 2 pm

Title Company REQUIREMENT:

5 Business Day Notice to Close

Lender **MUST** have Docs/Figures to Title 4 Business days prior to Closing.

(Title Companies will make **NO** exceptions)