

# Cumberland Flats - Broker Guide To Offers

Per the standard Maine Purchase and Sale Agreement, below are suggestions:

## REVIEW PUBLIC OFFERING STATEMENT & INITIAL

### PARAGRAPH 5

- Purchase price—full
- Earnest money—\$5,000 minimum

### PARAGRAPH 6

- Escrow Agent—Benchmark Residential & Investment Real Estate

### PARAGRAPH 7

- Title and Closing —The closing will take place within 15 business day of issuance of the certificate of occupancy from the City of Portland

### PARAGRAPH 8

- Deed type must be QuitClaim

### PARAGRAPH 12

- Due Diligence—‘no’ on all

### PARAGRAPH 14

- Financing—ideally cash or a portfolio loan with at least 20% down payment

### PARAGRAPH 25

- Addenda—all offers must be accompanied by the following addenda:  
Condo Addenda, Addendum 1 to listing agreement, Seller Property Disclosure