

Offer Package Worksheet BUYER SIDE SAMPLE DATA

1532 Cypress Bend Dr, Casselberry, FL 32707 · FHA · \$363,000 · recommended offer

Draft prepared September 23, 2026

Axel Rivera, REALTOR®

LPT Realty, LLC · Lic. SL3646115

Draft for the agent. Enter in Form Simplicity and verify every paragraph and rider against the current FAR/BAR form version. Red brackets = fill in. Suggested language is for broker review, not legal advice.

Contract Form: FAR/BAR AS IS Residential Contract for Sale and Purchase. Buyer may cancel for any reason during the inspection period; no seller repair obligation. Usual choice for competitive offers.

1 · Contract Entries

Para.	Field	Enter	Note
1	Buyer(s)	Sample Buyer	Match the pre-approval letter
1	Seller(s)	[from listing / tax record]	
1	Property Address	1532 Cypress Bend Dr, Casselberry, FL 32707	
1	Legal Description / Parcel ID	[from the county property appraiser]	
1	Personal Property Included	Range, refrigerator, dishwasher, microwave, washer, dryer, window treatments	List anything the buyer expects to stay
2	Purchase Price	\$363,000	
2(a)	Initial Deposit	\$11,000 within 3 days of Effective Date	
2(a)	Escrow Agent	Sample Title Co., Casselberry FL · (407) 555-0100	
2(b)	Additional Deposit	None	Keep the full deposit up front: it scores better
2(c) / 8	Financing	FHA · loan \$350,295 (96.5% LTV)	As chosen by the buyer and lender
2(d)	Balance to Close	\$1,705 before prorations and costs	Buyer's funds at closing
3	Time for Acceptance	September 28, 2026, 5:00 PM	Past the offers - due deadline, so the seller has time to answer
4	Closing Date	November 2, 2026	Weekday; lender confirmed the financing, not yet this date: confirm they can close by then
6	Occupancy / Possession	At closing, vacant	
8(b)	Loan Approval Period	30 days	Loan application within 5 days, the form default
9	Title Evidence / Owner's Policy	Seller designates title agent and pays owner's policy	Local custom, Florida default; verify
9	Seller - Paid Closing Costs	\$2,000 toward buyer's costs, prepaids and escrows	Use the form's seller - contribution line if present, else Additional Terms
9	Home Warranty	None; buyer may purchase separately	
9	Survey	Buyer's expense, recommended	Lender may require
12	Inspection Period	10 days	Book the inspector and 4 - point before submitting

2 · Riders to Attach With Suggested Inputs

Rider	Suggested Inputs	Why
FHA/VA Financing Rider (E)	Loan type: FHA · appraised - value threshold: \$363,000 · Para. 2 seller's cap for lender - required appraisal repairs: [\$ amount, no default]	Required with FHA/VA loans: the amendatory or escape clause; fill the repair cap on purpose: a blank is ambiguous, and the contract owes no other repairs, so it's new exposure for the seller: tell the listing agent
Homeowner's/Flood Insurance Rider (H)	Deadline date: blank = the earlier of 30 days after the Effective Date or 10 days before Closing · max acceptable premium: [\$/yr]	Recommended: 15 - year roof, no insurance quote yet. Weakens the offer slightly; skip it only with a bound policy, since a quote can change before it binds
Seller's Agreement with Respect to Buyer's Broker Compensation Rider (GG)	Compensation agreement, \$9,075, signed by: [seller or listing broker] · within 3 days , the form default	Paid as a commission, so it doesn't use the loan's concession room; have the agreement ready to sign with the offer

3 · Additional Terms Draft Language

Seller-Paid Closing Costs

Seller shall pay up to \$2,000 toward Buyer's closing costs, prepaid items and escrows, as allowed by Buyer's lender. Any amount not used shall not be paid to Buyer.

Seller-Provided Reports

Within 2 days after the Effective Date, Seller shall provide copies of any existing 4-point, wind mitigation and inspection reports, permits, and insurance claims history for the Property in Seller's possession.

4 · Offer Package Checklist

✓	Group	Item	Date	Notes
☐	Contract	AS IS contract completed and initialed on every page		
☐	Contract	Riders attached and signed: FHA/VA Financing Rider (E), Homeowner's/Flood Insurance Rider (H), Seller's Agreement with Respect to Buyer's Broker Compensation Rider (GG)		
☐	Contract	Additional terms reviewed by broker		
☐	Buyer Docs	Pre-approval letter at the offer price, not the max Letter at \$363,000		
☐	Buyer Docs	Proof of funds for deposit and closing costs At least \$23,555 available		
☐	Buyer Docs	Homeowners insurance quote for this address Before submitting		
☐	Disclosures	Brokerage relationship disclosure signed: transaction broker or single agent Florida requirement		
☐	Disclosures	Buyer-broker agreement signed; compensation request matches 2.5% requested from seller		
☐	Disclosures	Wire-fraud advisory acknowledged by buyer Deposit wiring instructions only by phone from the escrow agent		
☐	Timing	Inspector and 4-point booked inside the 10-day inspection period		
☐	Timing	Lender confirms a 35-day close Closing Nov 2		
✗	Do Not Include	Personal letter, photos or buyer background Fair housing		

5 · Request from the Seller After Acceptance

☐ Seller's property disclosure	☐ Existing inspection, 4-point and wind mitigation reports
☐ Seller's flood disclosure (s. 689.302) and any flood claims	☐ Survey, if available
☐ Permits and open-permit search	

Generated from the same analysis as the Offer Options report. Paragraph numbers follow the FAR/BAR AS IS contract and may differ by form version. Rider availability depends on your form set. Draft clause language must be reviewed by the agent and broker; consult a real estate attorney for legal questions.