

Wells Fargo Offer Instructions

1. If financed, the seller **REQUIRES** the buyer be PREQUALIFIED by Wells Fargo Home Mortgage. The seller will not accept an offer without this prequalification – DU copies will not suffice. **For fastest response, please apply online.**

Preapproval Contacts:

Jacob M. Warren
Home Mortgage Consultant
916-746-8141 - Tel
916-804-0941 - Cell
Jacob.M.Warren@wellsfargo.com
[Apply Online](#)

Sean Palmer
Home Mortgage Consultant
916-746-8131 – Tel
916-997-5313 – Cell
sean.a.palmer@wellsfargo.com
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Colette Gonsalves
Home Mortgage Consultant
916-746-8102 - Tel
916-997-9465 - Cel
Colette.d.gonsalves@wellsfargo.com
[Apply Online](#)

2. Submit offers to a standard CAR Residential Purchase Agreement, in addition to the items noted below to OFFERS@assetvu.com or fax to (916) 258-0249. *No electronic signatures will be accepted.*

Checklist required for consideration:

- Standard C.A.R Purchase agreement. (No electronic/digital signatures will be accepted.)**
- Copy of current pre-approval from Wells Fargo (not applicable to cash offers).**
- Copy of earnest money deposit check made payable to Orange Coast Title.**
- Copy of proof of funds dated within 60 days equal to the down payment or offer price if cash buyer.**

Please note: Please do not submit partial offer packages or in pieces. Please make sure that your offer is complete. If you are missing pages, documents and/or signatures it will be rejected. If you are advised that you have a missing item, you will need to resubmit a complete package for submittal. We are unable to match pieces together due to volume. Additionally, as offers are scanned and sent electronically to seller it is **imperative that the offer be legible.**

3. Seller Offer Review Timeframe and Policy:

- **Calendar Days 1-7:** No offers will be considered for the first 7 calendar days a home is listed. The date the property is listed is counted as day 1. **Seller will not entertain any offers until the 8th listing day at which time ONLY offers from NSP Buyers, Municipalities, Non-Profit Organization & Owner-Occupant will be reviewed.
- **Calendar Days 8-12:** Seller will consider offers on the property ONLY from NSP buyers, Municipalities, Non-profit organizations and Owner-occupants.
- **Calendar Days 13+:** Seller will consider offers from all buyers. On the 13th listing day Offers from all Buyers will be reviewed.

What is the 13-day Owner Occupant Period?

When a property is first listed for sale to the general public, offers can be submitted by all potential purchasers, however, it is available to NSP buyers, Non-profits and Owner Occupant Purchasers "only" during the initial **Homeowner Priority** period as specified below. All offers placed by NSP buyers, Non-profits and Owner Occupant Purchasers that are submitted during this **Homeowner Priority** period are considered to have been received as though they were received simultaneously. If there are no acceptable NSP, Non-profit and Owner-occupant offers on the last day of the Homeowner Priority period, then bidding becomes available to all purchasers on a daily basis, with no priority given to NSP, Non-profit and Owner/occupant buyers.

4. The property being sold is in its present "AS-IS" condition.
5. Offers will be submitted to the seller Monday-Friday from 8:00am to 5:00pm.
6. We pride ourselves on updating MLS regularly. If you need to know the status of the listing, please check MLS or email our office at offers@assetvu.com. We are not able to disclose any details regarding existing offers.
7. If you want to know if there are offers on the property you may contact the listing office via email at offers@assetvu.com. We are not able to disclose any details regarding existing offers. Due to the number of phone calls we receive we are unable to return all calls, but do try. Email is the quickest and best way to get a response.
8. We will advise all agents who have offers in on the property as soon as we hear something. Please understand that multiple phone calls will not speed up this process.

Helpful Tips:

- It is best to assume that the home has multiple offers and to present your client's highest and best up front.
- Please advise your clients to be patient. Turnaround times for offer acceptance can be rather lengthy depending on the lender's workload. Allow a minimum of 2-3 business days. They are moving as fast as they can to process your offer.
- Be sure to check your email frequently and confirm receipt if requested. It is not unusual to receive information from the seller late Friday or have a response required over the weekend.
- Check the expiration date of the offer on page 8 of the RPA – if you are submitting before offers will be considered (day 2 of a 7 day wait period) your offer will have expired before the seller has a chance to review it.
- Inspections are generally 7 calendar days for receipt of the fully ratified contract.

THANK YOU for showing the property and submitting an offer!

