

New Western Acquisitions
Specific Terms

- Houses are sold on a “First Come First Serve” basis or a “Showing” with a highest and best offer due date.
- Minimum \$5000 down payment in the form of certified funds. The down payment is NOT contingent on anything beyond the conveyance of clear and marketable title to the property.
- No option or inspection period.
- No financing contingency.
- All due diligence must be performed prior to contracting the property.
- Contracts will be accepted from buyers using cash or an approved hard money lender.
- Title company will be seller’s choice
- Buyer pays all closing cost including the reimbursement of seller’s closing cost on the acquisition of the property. Properties are typically purchased with a double close style transaction. Additionally a \$395 admin fee will be charged.
- Seller has a unilateral right to extend closing up to 14 days.
- Properties are sold “AS-IS”

By signing below the buyer acknowledges receiving notice of Specific Terms applied when purchasing property from New Western Acquisitions.

Buyer’s Signature

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