



## Multiple Offer Disclosure

Dear Buyer:

RE: 1564 WINCHESTER AVE, LAKEWOOD, OH 44107

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Kondaur has received multiple offers on the above mentioned property.

KONDAUR CAPITAL CORPORATION (KCC) will entertain all offers in the following manner:

1. All offers must be in writing; no verbal offers will be accepted.
2. The listing agent must receive your written best final offer no later than the close of business on 10/17/2016 EOB. Delivery of such offer may be via facsimile OR email.
3. The Buyer's Agent, or Buyer, if Buyer is not represented by an agent, will send all such best and final offers to the listing agent.
4. The following terms and conditions shall be applicable to you and to any offer you wish to submit:
  - a. KCC shall have sole and absolute discretion to accept or reject any offer received. KCC is not required to accept any particular offer, regardless of its terms. KCC has the absolute right and discretion to reject an offer.
  - b. Subsequent to the receipt of offers, KCC shall have the absolute right to deal directly with any broker and or one or more buyers to further negotiate the terms and conditions of any offer. In so doing KCC shall have no obligation to negotiate or communicate with each and every other buyer or with any of them.
  - c. In accepting an offer, KCC shall make its decision solely on such lawful factors and criteria as it deems appropriate under the circumstances. While price is one factor to be considered, it is not the only factor.
  - d. Under no circumstances shall verbal communications between a buyer, KCC and/or any agent or broker constitute or create an obligation on the part of KCC to sell a property to anyone under any terms.
  - e. The acceptance of an offer shall be conditioned upon the subsequent execution by buyer and seller of a written contract of sale setting forth terms satisfactory to KCC. KCC shall have no obligation to sell the property unless and until such written contract is fully executed.

Please sign below to acknowledge your understanding and acceptance of this process and return this form to the listing agent, no later than the time designated above for the transmittal of offer.

UNDERSTOOD AND AGREED Buyer

Date

10-15-16