

## 1417 9<sup>th</sup> St Manhattan Beach offer guidelines

We are expecting multiple offers and *may* issue multiple counter offers to the highest and best original offers. **No counters will be made to incomplete offers.**

Here are some minimum guidelines in writing your offer:

- Submit loan approval letter
- Submit source of funds
- **As-is sale**- please do not ask for termite or repairs in the contract as seller will not be doing any repairs or credits.
- 3% good faith deposit
- 30 day or less escrow
- 7 day or less inspection contingency
- 10 day or less appraisal contingency
- 14 day or less loan contingency
- Peninsula Escrow- Danielle LaCharite
- Progressive Title- Kathleen Knoll

Offers are due by 3 PM Sunday, November 22<sup>nd</sup>. Please send all documents in one email.

Thank you