

Fact Sheet

28009 Calzada Dr, Rancho Palos Verdes 90275

Offer Instructions:

Call Athena with questions. 424-397-0753

Please email offers to athena.d@fairprogram.org.

Please do not contact listing agent

1 lien holder: Ocwen Lender

2 lien holder: Fernandez & Karney, APLC

Property has severe mold

Stairs in house are shaky, be careful

Rotting wood on exterior

Gutters and roof are falling apart

All doors in house need to be replaced

Several other issues, too many to list

CASH OFFERS OR HARD MONEY ONLY!

FHA Financing: No

VA Financing: No

- **THIS PROPERTY IS CURRENTLY IN DEFAULT**
- **THERE IS A SALE DATE OF 9/21/2017 AT 11 AM**
- **THIS PROPERTY IS VACANT**
- **THIS WAS THE RESEULT OF A DIVORCE**
- **BOTH PARTIES ARE READY TO SELL NOW**

Showing instructions: for combo code, please text Athena your BRE #, full name of buyers, date and time of proposed showing: 562-231-6698. Please secure all doors and windows before leaving. Please text Athena to let her know that you have left the property.

- **COMBO LOCK BOX CODE IS _____**
- **SHOW AT YOUR OWN RISK – BE CAREFUL WHILE WALKING AROUND**
- **PROPERTY HAS UTILITES TURNED OFF, DO SHOW AFTER THE SUN GOES DOWN**

➤ **PLEASE TEXT/EMAIL LICENSE NUMBER AND BUYERS FULL NAME AND TIME OF SHOWING. AFTER SHOWING THE PROPERTY, PLEASE TEXT WHEN YOU'RE GONE, THANK YOU**

In the event that multiple offers are received, we will post notice on the MLS in the agent remarks:

"MULTI OFFERS RECEIVED! PRESENT OFFERS BY 10/06/17 AT 4PM

- 1. Please present your highest and best offer by that time or you will probably not be considered!**
- 2. We will accept escalation addenda**
- 3. Buyer to verify all information to their own satisfaction**
- 4. Inspections requested at mutual acceptance:**
- 5. We believe this benefits the buyer to insure they know exactly what they are purchasing. In the unlikely event there is a defect in the house, they will know upfront**
- 6. REMOVE ALL CONTINGIENES WITHIN 5 DAYS OF ACCEPTANCE**
- 7. GET YOUR CONTRACTOR AND INSPECTOR READY ASAP**

____ **Cash Offers:**

- Proof of funds required for all cash transactions
 - Can be a copy of bank statement or letter from bank stating that the funds are liquid and available

____ **Corporate/Trust/LLC Purchases: Must provide with offer:**

- Articles of Incorporation
- Copy of Operating Agreement
- Tax ID Number
- Copy of ALL authorized signers that can sign on behalf of company
- Buyer signing on behalf of company must write their company title next to all signatures and initials