

4037 Via Pima, Palos Verdes Estates

Submitting an Offer

The following terms are encouraged but not mandatory. However, in the event of counters, this makes everyone's life a lot easier so I want to provide the following guidance. Thanks, Kyle

- All offers to be on latest CAR Residential Purchase Agreement form
- Please include CAR form **Summary of Offer (SUM-RPA)** - it will auto populate as you complete the RPA
- Seller prefers a longer escrow or potential leaseback if buyers can offer the flexibility
- 3% EMD
- Allocation of Costs - As customary, escrow split, seller pays owner's title policy, seller pays county transfer tax, PVE building report
- Escrow: E-Escrows, **Nora Arroyo**
- Title: Western Resources Title, Michelle Lindgren
- Do NOT include the following items on the purchase agreement: "buyer's inspection," termite, etc. (You are more than welcome to and I recommend your buyers get any and all inspections they chose, just don't write into the offer as I don't want the lender requesting these items. If you are all cash I guess it doesn't matter).
- Sale excludes Washer and Dryer
- Include proof of funds and lenders letter with offer
- Need a good lender? Contact David Curry at Bank of America - 310-740-0656 or davidcurry@bofa.com
- NB - Buyer Letters will not be presented to the Seller.

Note: Trellis was not approved by PVHA. Seller states windows, roof, and all other exterior items were approved.