

## **Best and Final Guidelines**

### **Property at: 30753 Ganado Drive, Rancho Palos Verdes**

Thank you for your interest in the subject property. I have several parties interested in purchasing the above referenced property. In order to be fair I have decided to give each party a final opportunity to submit their best written offer on the subject property.

To assist the purchasers in drafting their offer, we have established the following parameters for which I suggest they consider when formulating their offer.

1. Price: Submit the highest price offer.
2. Terms: Cash or a loan of no more than 80%.
3. No Loan or Appraisal Contingencies.
4. Property: To be sold in "AS-IS" condition without warranty.
5. Closing Date: 30 Days or sooner
6. Escrow: Peninsula Escrow, Victoria Kraft
7. Title: Progressive Title, Mark Olson
8. Offers must be received via email to James Sanders:  
JSanders@remaxpv.com by Thursday, February 1, 2018, 4 PM.
9. The purchaser must provide proof of funds to be used for the acquisition of the subject property. Pre-qualification letter to be included with your loan.

10. Counter Offer to be on C.A.R. form. The following areas should be addressed in the Offer from the prospective purchaser:
  - a. The length of time required for all inspection periods.
  - b. Buyer must wire the Earnest Money to Peninsula Escrow upon Acceptance of Offer within 5PM of the next business day.
  - c. Earnest Money to be in the amount of 3% of Buyers offering price.
  - d. Seller passed away in his sleep at the home in 2017.

THE SELLER RESERVES THE RIGHT TO ACCEPT OR REJECT ANY OR ALL OFFERS, TO ACCEPT AN OFFER OTHER THAN THE HIGHEST OFFER, OR TO NEGOTIATE FURTHER WITH ONE OR MORE PROSPECTIVE PURCHASERS ACCORDING SOLELY TO THEIR OWN JUDGMENT. UNTIL AN OFFER TO PURCHASE IS FULLY EXECUTED BY THE SELLER, IT IS NOT BINDING ON THE SELLER, AND THE SELLER MAY CHANGE THE ASKING PRICE OR OTHER TERMS, NEGOTIATE WITH OTHER INTERESTED PARTIES OR TAKE THE PROPERTY OFF THE MARKET.