Offer Guidelines

10423 Oletha Lane, Los Angeles, CA 90077

Thank you for your interest in The Barrel House located at 10423 Oletha Lane, Los Angeles, 90077.

Before submitting your offer, please review the following offer guidelines.

Though unlikely, the seller reserves the right to accept an offer prior to the offer review date.

Offers will be reviewed with the seller on Monday, October 5th at 2pm.

If the seller elects to send counteroffers, top offers will receive a counteroffer within 24-48 hours after the offer review date.

A preliminary title report and NHD Report will be provided with counteroffers.

The fireplace is considered ornamental. Sellers shall not issue any credits or make any repairs for chimneys/ fireplaces.

Seller disclosures, including prior inspections and receipts for improvements, have been made available upon request. We ask that your clients please read through the disclosures prior to submitting.

If you do not receive a counteroffer, you will be informed via email.

If you have any questions regarding your submission, please contact Sam Volodarsky at (310) 905-0288 or sam.volodarsky@compass.com.

Guidelines for Offer Submission:

Once your client's offer is submitted, please text Sam at (310) 905-0288 to confirm receipt.

Please include a Cover Letter with a summary of key terms when submitting, and answer the following questions:

1. How long have you been working with your client?

2. Have all decision makers toured the property in person?

3. Have your clients reviewed the seller disclosures?

Please include the following items and terms in your offer:

- Sellers Name: Andrew Fields

- Escrow to be Seller's Choice

- Title to be Seller's Choice

- Natural Hazard Zone Disclosure Report provided by - Seller's Choice

- Each Party to pay its own Escrow Fees and Costs

- Inclusions: stove/oven combo, refrigerator, washer, dryer, dishwasher, potted plant by front stairs, and bathroom mirrors. Any items checked in RPA Section 3(P)(1) not included in this list shall be excluded from sale.

For offers with financing:

Offer Package must include a Loan Pre-Approval and Proof of Funds showing funds sufficient to cover, at minimum, the down payment and all fees/costs. The loan pre-approval letter must reflect the Purchase Price and state that the loan pre-approval is valid for a minimum of three (3) months from the date of submission of the offer.

Please provide the lender's contact information in your cover email and cc the lender on your email submission.

If receiving a gift for down payment:

Please provide a signed gift letter with proof of funds from the giftor.

For cash offers:

Please include proof of funds or a letter from the Buyer's CPA showing sufficient funds for the Purchase Price and all fees/costs with the offer package.