

**5017 Cartwright Ave. #3, North Hollywood, CA 91601**  
**OFFER GUIDELINES**

Thank you for your interest in submitting an offer on our listing! We understand how competitive the market is for buyers. We have created these guidelines to help you write the best offer for your clients.

- 30-day escrow. (If financed or better)
- 3% EMD.
- \$650.00 Seller pays for home warranty.
- Title to be Stewart Title - Jared Armas
- Escrow to be Genuine Escrow. - Monique Reyes
- 10-day inspection contingency. (or better)
- 17-day appraisal contingency (or better and If applicable)
- 21-day loan approval contingency. (or better and If applicable)

With your offers, please include the following documents:

- Pre-approval
- Proof of funds - enough to cover down payment and closing cost. (OR the whole amount if All Cash)
- IF money is coming from another closing, please provide that HUD.
- Email offer to Jose Martinez - [jose.grandviewrealty@gmail.com](mailto:jose.grandviewrealty@gmail.com)

Offer deadlines:

- Offers will be presented as they come in.
- Responses will be returned the next day with a 24 hour turnaround time.

If you have any questions, please feel free to text, call or email:



**Jose Martinez**

**Operations and Transaction Manager**

LIC. 02093838

**Cell: 626.660.9179**

Email: [Jose.grandviewrealty@gmail.com](mailto:Jose.grandviewrealty@gmail.com)

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