

# **Carlene Delight**

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## **RE/MAX Estate Properties**

1040 Manhattan Beach Blvd. • Manhattan Beach, CA 90266

Phone (310) 259-0488

Email [Carlene@4BeachHomes.com](mailto:Carlene@4BeachHomes.com)

### **OFFER INFORMATION**

RE: 1405 Harkness Lane, Redondo Beach (APN 4162-005-032)  
All offers must be submitted no later than Tuesday, April 5, 2016 at 8:00PM

The Seller requests that Buyers/Agents be aware of the following guidelines and conditions when submitting their offer:

1. 3% Earnest Money Deposit
2. Offer should include Pre-Approval Letter, FICO Scores and verification of funds/source of funds
3. Agency Disclosure to be included
4. Title to be Seller's Choice – Fidelity National Title (Matt Goeglein)
5. Escrow to be Seller's Choice – Peninsula Escrow (Danielle LaCharite)
6. Loan and Appraisal contingencies to be removed in 7 days or less
7. Inspections/disclosures to be completed in 7 days or less
8. Property is being sold in its present condition. Buyers are encouraged to have a professional home inspection. Seller will not make repairs.
9. Liquidated Damages to be a part of the Agreement
10. Seller prefers close of escrow to be 30 days or sooner
11. Seller would like rent back at 1450 Harkness Lane for 60 days
12. 1733 Harriman Lane is currently tenant occupied at a monthly rent of \$2,700.00, month to month lease.
13. Please provide seller at least 48 hours for review (by April 7<sup>th</sup> at 8PM). Offers may be delivered to RE/MAX (address above) in a sealed envelope before 5:00 PM or email to [Carlene@4BeachHomes.com](mailto:Carlene@4BeachHomes.com).

We hope you find this information helpful. Please feel free to contact Carlene if you have any questions.

Thank you,

Carlene Delight, BRE Lic # 00927402  
RE/MAX Estate Properties, BRE Lic # 0187920  
Listing Agent

Carolyn Suminski, BRE Lic # 01239546  
Bradley Real Estate, BRE Lic # 01319623  
Co-listing Agent

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**ON THE INTERNET AT**  
**1405HarknessRB.com**