

Offer Guidelines
18089 Lake Encino Dr.

Please include the following details in your offer to purchase the subject property:

- Seller on title is : 18089 Lake Encino LLC
- Listing Brokerage is Berkshire Hathaway HomeServices California Properties
DRE#01317331
- Listing Agents are
 - Agent 1 – James Pearson DRE 00817566
 - Agent 2 – Shawn Cusack DRE02031885
 - Please DO NOT put both agents on the same line.
- Escrow Company shall be
 - Pickford Escrow – Kevin Gibson
- Title Company shall be
 - California Title – Mark Medina
- NHD report to be provided by
 - Disclosure Source
- Please provide the shortest contingency periods as possible.
- Items 3L(4) – 3L(8) to match timeframe stated for investigation of property contingency item L(3).
- If you waive/remove any contingencies, please include a contingency removal with your offer.
- Please do not include any additional seller disclosures with your offer. We will provide everything once in escrow.
- There is no HOA or private transfer fee for the property.
- Refrigerators (5), dishwashers (2), range, ovens (2), BBQ are all included in the sale. There are no exclusions from this sale.

All offers must include the **RPA, pre-approval letter** (if financed), **proof of funds**, Buyer Representation Agreement (**BRBC**) and an email introduction. Please ensure all the aforementioned documents are in **ONE PDF**.

Please submit your offer to info@pearsoncusackrealestategroup.com. Call/text 424-229-2793 after offer is sent to confirm offer has been received.

Thank you and good luck!