



Sun & Sand
GROUP

COMPASS

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Offer Guidelines: 1825 Goodman Ave

This document serves as a reference for the Seller's preferred offer terms only. Buyers are encouraged to submit offers with their preferred terms for the Seller's consideration.

- Seller: The Lansing Revocable Trust
- Please submit the following in ONE PDF, in the following order:
 - Summary of Offer
 - RPA
 - Pre-approval Letter
 - Proof of Funds
- COE to be 30 days or less
- Inspection contingency to be 10 days or less.
- Appraisal contingency to be 12 days or less.
- Loan contingency to be 14 days or less.
- Escrow to be Nicole Detjen with Chartwell Escrow.
- Title to be Ben Hsu with First American Title.
- NHD report to be with SNAP NHD.
- EMD to be 3% of the accepted purchase price and wired to escrow within 3 days of acceptance.
- Please compress your PDF, attachment size not to exceed 20MB.
- All offers to be emailed to sunandsand@compass.com.