Offer Guidelines
7652 Cartilla Ave
Rancho Cucamonga, CA 91730

Offers Due Monday November 9th at 5pm. No Late Offers Will be Considered.

Email Offers: ADAM@FLOW.LA & TC@FLOW.LA with subject "OFFER 7652 CARTILLA"

General Guidelines

- **Seller's Name:** MCSLAT Living Trust UTS May 7, 2012
- **Trust Sale being sold by Successor Trustee, Include the Trust Advisory with your Offer**
- **Offers with loans:** Include direct lender pre-approval, proof of funds in excess of the down payment, and buyer's Ficos. No incomplete offers will be considered.
- **Cash Offers:** Include proof of funds sufficient to cover of the purchase price.
- **Proof of Funds:** must be in USD, must be sufficient to cover the down payment or purchase price (cash offers), and must be in the name of the buyers. If any portion of the funds are gifted, a gift letter and proof of lender's approval of gifted funds will be required.
- **Entity Buyers:** Include articles of organization/incorporation showing the authorized signatory.
- **Property to be sold in 'as-is' condition. Seller will complete an "exempt seller disclosure", but has limited awareness on any issues with the house. Seller will not cover the cost of repairs. Please write the offer accordingly.**
- **NO BLIND OFFERS. NO WHOLESALERS.**
- **Submit offers prior to the Offer Due Date. Offers will not be presented till after deadline.**

Specific Offer Guidelines
3B: Escrow to be 30 days or less.
3D: 3% within 1 Business Day
3K: 0 Days – No assignments
3Q(1): NHD: My NHD
3Q(7): Escrow to be Lotus Escrow, Jimmy Lam
3Q(8): Title to be Consumer's Title, Joe Haggerty
3R: Property to be sold in 'as-is' condition. Buyer understands the Seller will not cover the cost of repairs.

Thank you for offering. There is no guarantee the seller will respond to your offer. Incomplete offers will not be considered. Good luck!