



Offer Guidelines

8341 De Soto Ave. Unit 8, Canoga Park, CA

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

- **Email Subject Line:** **OFFER** ADDRESS – BUYER LAST NAME
- **Seller's Name/Owner on Title:** Sharon Vuong and Tan Vuong
- **Listing Brokerage:** COMPASS | DRE # 1991628
- **Listing Agent:** Charlene Mariano | DRE #02121961
- **Co-Listing Agent:** Melea Avrach | DRE # 01954945
- **Escrow:** Chartwell Escrow, Vanessa Perez
- **Title Company:** Consumer's Title, Kyle Johnson
- **NHD to be provided by:** First American NHD, Brandon Savransky
- Seller's Choice of all Services
- Reduced contingency periods if possible and are always preferred
- 3% Minimum Deposit Preferred
- Escrow Period 30 Days, possession at close of Escrow after confirmation of recording
- Items L4 through L7 in RPA to match the timeframe stated for investigation of property (item L3)
- Include a Contingency Removal If any are waived
- Any furniture, artwork and personal items are excluded from the sale
- Property is being sold in its present "As-Is" condition. The Seller will not make repairs to the property nor credit Buyers
- PLEASE WRITE YOUR BEST OFFER FIRST AS WE CAN NOT GUARANTEE COUNTER OFFERS!

Email your complete offer with the RPA, pre-approval dated 30 days or less (if there is a loan), recent proof of funds, and an introduction to: Charlene.Mariano@Compass.com
cc: melea.avrach@compass.com

We will confirm your offer upon receipt. Feel free to call/text or email us if you have any questions.

It's our pleasure to offer this listing and we look forward to a smooth and swift closing with you!

Charlene M. Mariano | 310-927-5509



Melea Avrach & Associates
680 E. Colorado Blvd. Suite, 400
Pasadena, CA 91101