

Monday, July 15, 2024

OFFER INSTRUCTIONS AND GUIDELINES

5336 S Rimpau Boulevard, Los Angeles, CA 90043

Thank you for showing our listing and we are excited to work with you on this transaction. Please consider and follow the below required items when submitting the offer. Offers will not be reviewed if it is incomplete.

REQUIRED ITEMS:

1. All offer packages must include Proof of Funds for the down payment and a valid Pre-Approval letter from a reputable lender. For cash purchases, Proof of Funds for the offered price must be provided. Bank statements must be within 30 days which show the name of the buyer/or entity which purchase the property, no screenshot of the bank statements.
2. Seller choice of all services including, but not limited to Escrow Company, Title Company.

Escrow company: **Escrow Closing Services**

- Escrow Officer: Shane Magness | License # 9632630
- shane@EscrowClosingServices.com | 3060 Saturn Street, Ste 203 Brea, Ca 92821 | P (714)854-9344 Ext. 206 | F (714)854-9816

3. Title Company: **Ticor Title**

- Title Rep: Robert Valdez, Phone: 714-496-4186 Email: robert.title@gmail.com

4. Listing Agents & Broker info:

- Listing Agent:Eddie Norzagaray | TNG Real Estate Consultants
- DRE # 01431772 | C: 562.665.5827 | E: eddienorzrealtor@gmail.com

Co-Listing Agent:

- Co-Listing Agent: Flora Hoang | TNG Real Estate Consultants

- Lic No. 02049822 | C: 818-747-6809 | E: TeamFlorainfo@gmail.com

HIGHLY SUGGESTED ITEMS:

5. The seller cares about the bottom line net. Therefore, the selling price will be a main consideration. Our best suggestion is to submit a highest and best offer, as there is no guarantee that all offers will be responded-to by the seller.

6. AS-IS sale preferred. TDS, and SPQ will be provided to buyers once offer is accepted. 5 Days investigation contingency. 14 days appraisal and loan contingency

7. 3% Earnest money escrow deposit. | Escrow: 30 day or less escrow time period is preferred.

8. Possession: COE + 3 Days

9. Please monitor the MLS for further instructions as to available showing times, offer submittal date and offer review and response dates.

10. Email offer to: TeamFlorainfo@gmail.com. Contact Flora at 818.747.6809 with any additional questions. Please cc Eddie: eddienorzrealtor@gmail.com

11. Please do not include termite report/ termite section-1 clearance on your RPA as that can be done during the physical inspection of the property. The property is being sold as-is where-is, the sellers are not going to do any works on the property.

PLEASE DO NOT ATTEMPT TO CONTACT THE SELLER DIRECTLY AND NO DIRECT SOLICITATION OF THE SELLER WILL BE TOLERATED.