The Cherished Home
GROUP

OFFER GUIDELINES MEMO

5804 Satsuma, North Hollywood CA 91601 APN: 2415-011-030

SELLER NAME

- Seller: Christopher R Hall and Christine A Hall

CLOSING & POSSESSION

- Open ALL offers and a quick escrow

PURCHASE TERMS

- Buyer shall wire 3% deposit to escrow Holder within 3 business days after acceptance
- Please review all seller disclosures and have buyer remove the appropriate contingencies.
- Recommend that loan and appraisal be shortened if possible
- Recommended that buyer shall have 7 days after acceptance to provide evidence of insurance.

INSPECTION TERMS

- Please review the home inspection which the seller performed on August 31, 2026.
- Recommended: Buyer shall have 10 days after acceptance of offer to complete any and all inspections & investigations but no repairs will be made as home is being sold as-is.
- Seller's agent shall be readily available during Buyer's due diligence period to accommodate any desired inspections & investigations

DISCLOSURES

- The property was purchased in 2012 as a 3 bedroom 2 bathroom home.
- The main home is about 920 sqft and features 2 bedrooms and 1 bathroom. The ADU behind the garage there is another bedroom and bathroom. Sellers did not add the ADU behind the garage as the prior owner completed that before 2012.
- Buyer to verify all permits and square footage
- PER SELLER: If multiple offers are present all offers will be due on **Wednesday, October 14th at noon** and offers will pre presented later that evening with response back to all pirates before noon the Thursday, October 15th.