



Mainstay

Offer Guidelines and Seller's Preferences

Please review before submitting your offer.

IMPORTANT NOTES

- Submit all offers via Offers.Mainstay.io for the fastest delivery to the seller.
- Home is being sold As-Is
- We will confirm the receipt of the offer within one business day. Please allow a minimum of 48 hours for offer expiration
- The seller prefers that your clients view the property before submitting an offer
- The seller prefers at minimum 3% earnest money to be held in escrow

DOCUMENTS

Please include the buyer's signed documents/disclosures and any other amendments that are applicable including but not limited to:

- Fully signed offer on CAR forms
- Proof of Funds
- Pre-qualification letter and/or Underwriting approval
- Authorized Signor Documents (*Certificate of formation, Operating Agreement, Power of Attorney etc.*) if the buyer is a cooperation or trust.

CONTRACT TERMS

Please include the following information on the contract:

- **PARTIES:** Seller's name should match Tax Records

FOR RIVERSIDE & INLAND EMPIRE

- **PREFERRED TITLE & ESCROW COMPANY:**
 - First American Title
 - Officer: Desiree Ward-Gardner

FOR LA COUNTY:

- **PREFERRED TITLE COMPANY:**
 - Fidelity National Title Company
 - Title Officer: Vicky Ezzell
- **PREFERRED ESCROW COMPANY:**
 - Haven View Escrow
 - Windy Dickerson - Escrow Officer/Notary Public