SELLER OFFER TERMS & CONDITIONS

To avoid a counter when preparing your offer:

Address: 2910 S Peck Ave #11 San Pedro CA 90731

INCLUDE: P.O.F, LENDER (DU preferred)Approval, FICO (Letters not necessary)

SELLER: This is a "Standard Sale"

1) Gladys P Lerner
2) Claudia L Lerner

1) Para 3A – Sales Price $$ **(Preferred HIGHEST & BEST)**
2) Para 3B – COE: **30 days or sooner**
3) Para 3D1 – EMD: **No Less Than 3% of Sales Price**
4) Para 3L1 – Loan Contingency: **14 Days**
5) Para 3L2 – Appraisal Contingency: **10 Days**
6) Para 3L3 – Inspection Contingency: **10 days**
7) Para 3M1 – POSSESSION: **At COE**
8) Para 3P1 – Included: **Refrigerator, Dishwasher, Stove, Microwave**
9) Para 3P2 – Excluded: N/A
10) Para 3 Q1 - NHD: **Seller to Pay & Sellers choice**
11) Para 3 Q4 – Smoke & CO: **SELLER**
12) Para 3 Q5 – Government Inspection Report IF REQUIRED: **Seller**
13) Para 3 Q6 – Government Required Corrections IF REQUIRED: **Seller**
14) Para 3 Q7 – Escrow: **Promenade Escrow Elysia Basurto – Each to pay their own**
15) Para 3 Q8 – Title: **Fidelity National Title: Rep: Ronna Luna - Seller to Pay**
16) Para 3 Q10 – County Transfer Tax: **Seller to Pay** 100%
17) Para 3 Q11 – City Transfer Tax: ***SPLIT 50/50 BETWEEN BUYER & SELLER***
18) Para 3 Q14 – HOA TRANSFER FEES: ***BOTH SPLIT 50/50***
19) Para 3 Q15 – Private transfer fees: ***Buyer***
20) Para 3 Q18 – Home Warranty: ***SELLER TO PAY NTE: $450***
21) **Listing Agent/Broker:** Alice Rodriguez arod@kw.com 310/738-2511 #01362049
    Keller Williams Palos Verdes Realty #01385864
    550 Silver Spur Rd #310 Rancho Palos Verdes 90275