24705 Tiburon Offer Guidelines

Thank you for showing Tiburon! We'd like to share the following information in case you are writing an offer for your clients:
Please email offers, preapproval, and proof of funds to Holly@SCVHolly.com and Maria@Mariadtc.com
Sellers will review offers as they come in. This is a relocation sale. Feel free to call Maria Diegelman for information on how that works- 661-312-1033. Please include Cartus Standard Addendum with offer.

1) Seller name is Cartus Financial Corporation
2) City is Santa Clarita
3) Close of escrow is flexible.
4) Loan and appraisal contingencies to be 14 days or less
5) If you choose to write over asking price, please address appraisal gap or waive the appraisal contingency
6) All investigations 3L3-3L8 to be 10 days or less
7) Subzero fridge included, washer and dryer can be included
8) West Coast Escrow - Sherman Oaks
9) Title - Equity Title
10) NHD Property ID
11) There is an HOA
12) No personal letters please
13) Proof of funds to be on Financial Institution letterhead with buyer name
14) If sale is contingent, must be under contract and include contract and pre-approval
15) Home is equipped with a Sunrun solar lease. Current payment is approximately $255.46/month with no annual escalator. Sunrun maintains ownership, monitoring, maintenance, and insurance of the system. Buyer to assume agreement subject to Sunrun qualification. Annual settlement bill with Edison last year: $2258, system installed in 2013 and is a 20 year agreement, transferable to the buyer.

RE/MAX

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