

Offer Guidelines  
2126 Daly St.  
Los Angeles, CA 90031

**Offers Due: Monday February 2nd at 5pm. Allow Seller 2 business days to respond.**

**Email Offers:** [ADAM@FLOW.LA](mailto:ADAM@FLOW.LA) with subject "OFFER 2126 DALY LOS ANGELES"

**General Guidelines**

- **Offers Due Monday February 2<sup>nd</sup> at 5pm. Late offers will not be considered.**
- Buyer to do all reasonable inspections and due diligence, including but not limited to verification of SF, permits, zoning, rentability, insurability.
- **Offers with loans: Property will not qualify for conventional financing.** Please include direct lender pre-approval, proof of funds in excess of the down payment, and buyer's ficos. No incomplete offers will be considered.
- **Cash Offers: CASH OFFER PREFERRED.** Please include proof of funds in excess of the purchase price.
- **Proof of funds:** must be in USD, must be sufficient to cover the down payment or purchase price (cash offers), and must be in the name of the buyers. If any portion of the funds are gifted, a gift letter and proof of lender's approval of gifted funds will be required.
- **Property to be sold in 'as-is' condition. Seller will not cover the cost of repairs. Please write the offer accordingly.**
- **NO BLIND OFFERS.**

**Specific Offer Guidelines**

3B: Escrow to be 30 days or less.

3Q(1): NHD: My NHD

3Q(7): Escrow to be Lotus Escrow, Jimmy Lam

3Q(8): Title to be Consumer's Title, Joe Haggerty

3R: Property to be sold in 'as-is' condition.

**Thank you for offering. There is no guarantee the seller will respond to your offer. NO INCOMPLETE OFFERS WILL BE CONSIDERED. Good luck!**