

# SELLER OFFER TERMS & CONDITIONS

To avoid a counter when preparing your offer:

Address: 1806 Spreckels Lane Redondo Beach 90278

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

**SELLERS NAMES: This is a "STANDARD Sale"**

1) Cohen J & Lopez M 2021 Trust

**INCLUDE & MARK in RPA**

- 1) Para 3A – Sales Price **\$\$ (Highest & Best Terms)**
- 2) Para 3B – COE: **30 days or sooner**
- 3) Para 3D1 – EMD: **No Less Than 3% of Final Sales Price**
- 4) Para 3G(3) – **Select: Ask for %**
- 5) Para 3L1 – Loan Contingency: **14 Days**
- 6) Para 3L2 – Appraisal Contingency: **10 Days**
- 7) Para 3L3 – Inspection Contingency: **10 days**
- 8) Para 3M1 – POSSESSION: **AT COE**
- 9) Para 3P1 – **Included: Kitchen Appliances, Washer & Dryer**
- 10) Para 3P2 – **Exclude: Staged Furniture**
- 11) Para 3 Q1 - NHD: **Seller to Pay & Sellers choice**
- 12) Para 3 Q4 – Smoke & CO: **Seller**
- 13) Para 3 Q5 – Government Inspection: **Seller**
- 14) Para 3 Q6 – Government Required **"Corrections"** IF REQUIRED: **Seller**
- 15) Para 3 Q7 – Escrow: **Harbor Lights Escrow – Mary Fujisaki Each to pay their own fees**
- 16) Para 3 Q8 – Title: **Fidelity National Title: Rep: Ronna Luna - Seller**
- 17) Para 3 Q10 – County Transfer Tax: **Seller to Pay**
- 18) Para 3 Q11 – Redondo City Transfer Tax: **Split 50/50 between buyer & seller**
- 19) Para 3 Q18 – Home Warranty: **nfe: \$400 1<sup>st</sup> Fidelity Suzy Pelshaw**
- 20) **Listing Agent/Broker: Alice Rodriguez arod@kw.com 310/738-2511 #01362049**  
Keller Williams LA Harbor Realty #01501084  
28901 S Western Ave #139 Rancho Palos Verdes 90275 310-519-1080