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LUXE GROUP

Guidelines for Writing Offers for the property at:

128 W Kenneth Rd, Glendale, CA 91202

This is a Probate Sale with no court confirmation (full authority). All offers must be on RPA with Probate Purchase Agreement Addendum (PA-PA) checked off. Please email all offers to Skyslope Offers & include all requested forms below in **ONE PDF.**

Please include the following in the subject line: **Offer: 128 W Kenneth Rd, Glendale, CA 91202.** SAVE document name as: 128 W Kenneth Offer - Buyer's Last Name(s).

Seller reserves the right to not counter any offer, but will only counter the highest, best offer.

All offers are due Tuesday, Dec 1 at 12:00PM.

Seller: Estate of Lars. R. Ferguson

Seller Preferred Terms:

1. COE to be: 15 days or sooner
2. Earnest Money Deposit: 3% of final purchase price and due within 24 hours after acceptance.
3. Escrow: Intervalley Escrow, Erik Oakland
4. Title: Chicago Title
5. Probate Exemptions: NHD, TDS, Earthquake Guides and Smoke Detector
6. Property to be sold AS-IS. Seller will not respond to any offers with any contingencies.

Please Include the following with your offer:

1. RPA offer package with PA-PA addendum
2. Proof of Funds for ALL funds required to close Escrow
3. All offers must be in 1 PDF with the buyers last name saved on the pdf.