DigiSign Verified - 78a71a5b-ddd9-4d59-a702-7a86925aba35

TRUST OFFER INSTRUCTIONS
17605 Tarzana St., Encino, CA 91316

1. Prepare you buyer's offer ONLY using the supplied Submission Package. The acceptable terms to the Seller are included on the Purchase Agreement in the offer submission package. It is recommended that only the highlighted fields of the contract be filled in by the Buyer. You may obtain the offer submission package in MLS supplement or at www.1970717605Tarzana.com by clicking on Documents tab. Contact listing Agent with any questions prior to writing.
2. Submit a 3% earnest deposit of accepted price to A&A Escrow.
3. Preliminary Title Report, Docs and Deeds and NHD Report are included in offer submission documents on Property Website in "Documents" section.
4. Buyer must provide proof of funds and/or Lender's Approval with offer submission. Deposit is refundable only if Seller is unable to deliver clear Title.
5. All Buyer inspections must be completed prior to offer submission and for the benefit of the buyer only.
6. Removal of all contingencies form is included in the offer submission package.
7. The Seller will select all services and buyer to pay for Home Protection Plan, if desired.
8. Termite Inspection & completion and retrofit compliance is solely the responsibility of the buyer.
9. Buyer is solely responsible for obtaining City reports and any compliance requirements.
10. If applicable, include Buyer Representation/Broker Compensation Agreement and Seller Payment for Buyer's Broker Compensation Agreement documents.
11. Seller will consider compensation to Buyer's Broker not to exceed 2.5%.