

# OFFER SUBMISSION REQUIREMENTS

## *HUD Short Sale*

26726 Neff Ct, Santa Clarita, CA 91351

### **PROPERTY HAS SHORT SALE APPROVAL & IS READY TO SELL!!!**

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Thank you for your interest in this property. It is being sold as a HUD Preforeclosure (short sale), and all offers are subject to bank approval. Please review the following terms carefully before submitting an offer.

#### **TERMS OF SALE**

1. Minimum offer price: No offer below \$800,000 will be accepted by the bank.
  2. Close of Escrow: 30 days from acceptance.
  3. Property to be sold AS-IS. The bank will not provide termite clearance. Note: the property has approximately \$3,500 in identified termite work (see termite report in MLS supplements).
  4. Buyer to pay the following at close: solar transfer fee (\$300), archive fee (\$75), and doc prep fee (\$350 total, covering both buyer and seller documents).
  5. Prior appraisal: the property previously appraised at \$810,000. Report upon request.
  6. All contingencies — inspection, appraisal, loan, and any other buyer contingencies — to be no longer than 14 days.
  7. Property to be sold in its present AS-IS condition; no repairs will be made or credited by the Seller outside of what is stated above (see physical home inspection report in MLS supplements).
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*Please reach out with any questions before submitting your offer — happy to walk through anything that would be helpful for your buyer.*

#### **Marite Matassa**

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