

Seller Offer Guidelines (5/2/22)

11337 Nebraska Avenue #301, Los Angeles, CA 90025

Buyers are strongly encouraged to submit their highest and best offer by **Thursday, May 5, 2022 5 P.M.** **Offers are to be reviewed as they come in and discussed in total after Thursday, May 5, 2022, 5 p.m.** It is very likely that this unit will go over asking price. It is seller's intent to provide all required diligence prior the offer deadline (including, but not limited HOA Documents, NHD, Title, building permits, inspection report, etc.) for complete transparency and buyer's convenience. The seller has a newborn baby and is moving to Irvine for growing family related reasons. Seller's move is not contingent on this sale. The following terms are strongly preferred by the seller:

- ♦ Please include in your initial offer:
 - C.A.R. RPA package
 - Loan preapproval, proof of funds, etc.
 - Your brokerage's addenda/disclosures
- ♦ Terms:
 - Closing shall be June 14, 2022 or after
 - 3% initial deposit to be delivered or wired to escrow within 3 days of acceptance
 - Inspection contingency to be 7 days or earlier, if not waived as seller will obtain and deliver a presale inspection report from Morrison Property Inspections conducted by a senior inspector that trains other inspectors for the company.
 - Appraisal shall be waived
 - Loan contingency to be 17 days or sooner, if not waived
 - Contingency waivers shall be noted on the C.A.R. CR form
- ♦ Sold as-is. Buyer may perform inspection; however, Seller will not repair or credit for repairs. Please add following language to RPA paragraph 3(R) Other Terms: "All inspections per paragraph 12 will be pass or fail only and Buyer will not request from Seller any monetary credit or repair."
- ♦ Services: Granite Escrow c/o Jessica Stafford and Stewart Title c/o Jerry Wu. Listing Agent's brokerage is BRC Advisors – BH (DRE# 02078334) - please note such on offer.

- ◆ Buyer is responsible for Pest Report and clearance, if desired. Please do not request on the RPA.
- ◆ Buyer shall sign off on receipt of preliminary title report, NHD, build permit package, Seller disclosure package, HOA documents, and Morrison Property Inspection report as part of the purchase documents. Buyer to sign off on Receipt of Reports of such. Notwithstanding anything in the purchase agreement or disclosures, seller will only be providing the Morrison Property Inspection report and building permits for disclosure purposes.
- ◆ Information is deemed reliable but not guaranteed. Buyer to investigate and verify all information and may not rely on any representations concerning the property, including but not limited to the condition of the property, square footage, or suitability for any intended use.
- ◆ Email offers to Stephen Shiu at sshiu@brcadvisors.com, telephone: (213) 359-8389

THANK YOU FOR YOUR INTEREST! GOOD LUCK!