

## Offering guidelines:

Offering Email: [edyehoo@yahoo.com](mailto:edyehoo@yahoo.com)

Sellers: J S Power Co Inc.

Listing Agent: Eddie Yeh 310-941-7927 [edyehoo@yahoo.com](mailto:edyehoo@yahoo.com) (BRE#01332797)

Brokerage: Keller and Associates Realty of PV ( BRE #01751610)

1. All offers to be submitted on CAR's CA Residential Purchase Agreement & Joint Escrow Instructions ("RPA")
2. The property is being sold "as is" with no representations or warranties implied or expressed by Seller or Seller's agents and/or representatives.
3. Please review seller disclosures before offering.
4. Seller to select all services. Title to be Cesar Garcia of WFG title. Escrow to be Veronica Rodriguez of Bayside Escrow.
5. Buyer will be responsible for repairs (if any) and pest control and / or repair (if any) after the COE.
6. Buyer to be responsible for any other retrofitting costs and/or completion of work after the close of escrow.
7. Buyer will be responsible for cost/coverage of home warranty (if Buyer so elects).
8. All offers must be accompanied by verification of down payment and DU loan preapproval letter.
- 9. inspection contingency to be minimized or removed will be sellers' top choice.**
10. Buyer deposit to be 3% of purchase price and is to be submitted within three (3) business day of acceptance.
11. If the offer will be submitted by an entity, please provide appropriate documentation.
  - a. If LLC: i. Operating Agreement, Articles of Organization, and Tax ID #.
  - b. If Trust: i. A notarized trust certification.
  - c. If Partnership: i. Partnership Agreement and Tax ID #
  - d. If Corporation: i. Articles of Incorporation, Bylaws, certificate of good standing, and Tax ID#