

# **Offer Guidelines/Sellers Preferences**

## **OFFER GUIDELINES – SELLER PREFERENCES**

**Property Address: 1729 Pacific Ave**

**Listing Agents: Emily Piemonte & Stephen Blais – Estate Properties**

## **OFFER DEADLINE**

- **All offers to be submitted by: Wednesday, April 15th, 5 PM**

**Please email offers to: [reoe@aol.com](mailto:reoe@aol.com) and confirm you sent the offer via text 310-422-3810**

## **SUBMISSION REQUIREMENTS**

**Please include the following with your offer:**

- **Pre-approval letter from a reputable lender**
- **Proof of funds (down payment + closing costs)**
- **Fully completed and signed purchase agreement (no blanks)**

## **TERMS THE SELLER PREFERS**

**To remain competitive, the seller is prioritizing:**

- **Price: Strong, competitive offers encouraged**
- **Deposit: Minimum [3%] initial deposit**
- **Shortened contingency periods preferred**
- **Consider removing contingencies if appropriate**
- **Loan: Fully underwritten pre-approval strongly preferred**
- **Appraisal: Buyer to cover any appraisal gap (if applicable)**
- **Seller prefers closing on or before May 12th**

## **PROPERTY NOTES**

- **Property is being sold as-is**
- **Buyer to satisfy themselves with all investigation**
- **Seller to pay buyer's agent compensation**

## **ESCROW & TITLE**

- **Escrow: Peninsula Escrow**
- **Title: Kathy Knoll – Progressive Title**

## **FINAL NOTES**

**Seller reserves the right to accept an offer prior to the deadline.**

**Please submit your highest and best terms.**