

SELLER OFFER TERMS & CONDITIONS

To avoid a counter when preparing your offer:

Address: 1216 Steinhart Redondo Beach 90278

INCLUDE: P.O.F, LENDER (DU preferred) Approval, FICO (Letters not necessary)

SELLERS NAMES: This is a "STANDARD Sale"

1) Cohen J & Lopez M 2021 Trust

INCLUDE & MARK in RPA

- 1) Para 3A – Sales Price **\$\$ (Highest & Best Terms)**
- 2) Para 3B – COE: **30 days or sooner**
- 3) Para 3D1 – EMD: **No Less Than 3% of Final Sales Price**
- 4) Para 3G(3) – **Select: Call Agent to Ask for %**
- 5) Para 3L1 – Loan Contingency: **17 Days**
- 6) Para 3L2 – Appraisal Contingency: **14 Days**
- 7) Para 3L3 – Inspection Contingency: **10 days**
- 8) Para 3M1 – POSSESSION: **AT COE**
- 9) Para 3P1 – **Included: Washer & Dryer, Stove, Microwave, Dishwasher**
- 10) Para 3P2 – **Exclude: Staged Furniture**
- 11) Para 3 Q1 - NHD: **Seller to Pay & Sellers choice**
- 12) Para 3 Q4 – Smoke & CO: **Seller**
- 13) Para 3 Q5 – Government Inspection: **Seller**
- 14) Para 3 Q6 – Government Required **"Corrections"** IF REQUIRED: **Seller**
- 15) Para 3 Q7 – Escrow: **American Trust Escrow – Arlene Chaires Each to pay their own fees**
- 16) Para 3 Q8 – Title: **Fidelity National Title: Rep: Ronna Luna - Seller**
- 17) Para 3 Q10 – County Transfer Tax: **Seller to Pay**
- 18) Para 3 Q11 – Redondo City Transfer Tax: **Split 50/50 between buyer & seller**
- 19) Para 3 Q18 – Home Warranty: **nfe: \$400 Old Republic – Kristi Buscemi**
- 20) Para 4 C – Mark: **Trust Advisory (CAR Form TA)**
- 21) Para 33 B (2) – Mark: Entity Sellers **Cohen J & Lopez M 2021 Trust**
- 22) Para 33 B (4) – Add: **Jeremy G Cohen, Title: Trustee & Minerva G Lopez, Title: Trustee**
- 23) **Listing Agent/Broker: Alice Rodriguez arod@kw.com 310/738-2511 #01362049**
Keller Williams LA Harbor Realty #01501084
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