

Short Sale Notice and Offer Instructions

Property: 329 E. 109th St, LA, CA

MLS: SB26013086

Listing Agent: Susan Jung

Preferred communication: **Email only**

Important sale terms:

This is a short sale and is subject to lender approval. Cash offers are preferred. Property is sold as is. Seller will not make repairs and will not provide credits or repair concessions. Buyer is responsible for any buyer/seller broker compensations and any closing cost concessions requested. A quick closing is preferred after lender approval is received.

How to get updates:

To reduce delays and keep communication consistent, updates will be posted in MLS Agent Remarks when available. If you do not see an update in MLS Agent Remarks, there is no new update at this time. Email inquiries only. Phone calls and voicemails may not be returned due to volume.

Offer submission instructions:

Submit a complete offer package by email. Please include the following with every offer.

1. Fully executed purchase agreement
2. Proof of funds for the full purchase price and all closing costs
3. Buyer terms summary including price, NO contingencies, closing timeline, and No concessions requested
4. Buyer contact information and buyer agent contact information

Incomplete packages may not be submitted to the lender.

Lender review timeline

Short sale lender review timelines vary and are outside of the listing agent's control. No closing timeline is guaranteed until lender approval is issued. All offers remain subject to lender review and approval.

Showings and access

Will be announce

Disclosures

Buyer to verify all information to their satisfaction. No representations are made regarding lender approval, timing, or outcome.

Thank you for reviewing this notice prior to contacting the listing agent. Email is the fastest way to receive a response.

Susan Jung