

3725 Via la Selva, Palos Verdes Estates

Submitting an Offer

Offers will be due Wednesday, October 6th at 12pm.

The following terms are encouraged but not mandatory. However, in the event of counters, this makes everyone's life a lot easier so I want to provide the following guidance. Thanks, Kyle

- All offers to be on latest CAR Residential Purchase Agreement form
- Please include CAR form **Summary of Offer (SUM-RPA)** - it will auto populate as you complete the RPA
- Sellers to be filled out as "Tomas and Joy Smid"
- 3% EMD
- Allocation of Costs - As customary, escrow split, seller pays owner's title policy, seller pays county transfer tax, PVE building report
- Escrow: Seller's Choice
- Title: Western Resources Title, Michelle Lindgren
- Do NOT include the following items on the purchase agreement: "buyer's inspection," "termite," etc. (You are more than welcome to and I recommend your buyers get any and all inspections they chose, just don't write these words into the offer as I don't want the lender requesting these items. If you are all cash I guess it doesn't matter).
- Property is sold as-is (I know this is redundant but sometimes we need a reminder ;)
- Include proof of funds and lenders letter with offer
- Need a good lender? Contact David Curry at Bank of America - 310-740-0656 or davidcurry@bofa.com
- NB - Buyer Letters will **NOT** be presented to the Seller.

Questions: text or call Kyle - 310-483-3998

Thank you for your time and consideration!