

OFFER AND PROPERTY INFORMATION

3717 CANEHILL AVE., LONG BEACH, CA 90808

1. Name on Purchase contract for seller: *Richard J. Herrmann and Helen L. Herrmann, Trustees of The Herrmann Family Revocable Trust Dated 12-16-02*
2. Suggest COE 21 days for sooner (need to close before the end of February)
3. Seller in Possession after close of escrow- possible 7-10 days. Seller purchasing out of state and will need time for funds to transfer and move (property identified and in escrow).
4. Disclosures, physical Inspection and termite available for buyer/agent review.
5. Terms:
 - a. Physical inspection 7 days
 - b. Removal of All Contingencies 10 days
 - c. Escrow: Chartwell Escrow – Michelle Getting
 - d. Title: Lawyers Title
 - e. No Termite
 - f. Home Warranty – ok to include
 - g. NHD – My NHD
 - h. Receipt of Seller disclosures 2 days
 - i. No contingent offers to sell other property
6. Buyer to submit offer with Proof of Funds and DU approval.
7. Submit offer in 1 PDF document do kara.welliver@compass.com
8. Offers due by Tuesday February 10th at noon (seller will review offers as received and may accept and offer prior).

Thank you, Call with any questions prior to offer submission.

Kara Welliver (949) 391-5585