



From the Desk of
Joe Safranek
Broker-Owner
Calif. DRE Lic. #01434682



2508 Pacific Ave. | Manhattan Beach

There are three trustees signing all documents:

Margaret Good body, trustee of the Barabara H. Barrett Family Trust

Leslie A. Goodbody, trustee

Alexander N. Goodbody, trustee

Here is what they're looking for with an offer:

1. Best and final offer
2. COE of 21 days after acceptance
3. 3% good-faith deposit
4. Strong down payment
5. Proof of ample resources
6. Loan contingency period – 12 days
7. No appraisal contingency
8. All other contingency periods – 7 days
9. Seller delivery of documents – 5 days
10. Sellers to provide city building report and city water conservation disclosures
11. Please include in the offer that buyer(s) will not submit a repair request document and will not, in some other manner, request a price reduction, a credit to offset closing costs, and/or that repair work be performed at sellers' expense.

The sellers intend to make a decision by Sunday evening and open escrow Monday morning. Please have your offer in by 7pm on Saturday, 9/16.

Don't hesitate to call me with any questions you may have.