

## Offer Info Sheet - 12920 Runway Rd #121 Playa Vista

**\*\*Include this form signed by buyers with all offers.\*\***

Offers are to be submitted via email [HELLO@JENNYMORANT.COM](mailto:HELLO@JENNYMORANT.COM)

All Buyers are advised as follows:

**1. Sellers have never resided in the condo, they've had family/friends living there over the years.**

**2. HOA Fees:**

There are two HOA fees, the building HOA fee (\$713/month) and the Playa Vista HOA, "PVPAL" (\$285/month).

**3. Parking:**

The 2 parking spots are tandem and assigned, located in the underground garage. There are limited guest parking spots in the garage.

**4. Storage:**

The building has a bike and surfboard storage area.

**5. Building Name:**

The building name is Primera Terra complex in Playa Vista.

**6. Building Pet Restrictions:**

Primera Terra has pet restrictions and rental restrictions.

HOA docs state: Each Condominium may maintain a maximum of two (2) dogs or two (2) cats or a combination thereof (but not to exceed two (2) total) with a max weight of 100 lbs combined. Subject to additional requirements, fish & bird rules, Buyer to verify with HOA.

**7. Building Rental Restrictions:**

According to sellers, the building is in the process of adding rental restrictions, allowing only a certain percent of units within the building to be rented, which at the time of this sale, may or may not be finalized. Buyer to verify with HOA.

**8. Mello-Roos:**

Playa Vista is a Mello-Roos Community. Buyer to pay Community Enhancement Fee of  $\frac{3}{4}$  of 1% of sales price. Buyer is advised to verify.

**9. Escrow:**

Escrow Holder to be Chartwell Escrow, Maria Namba.

**10. Title:**

First American Title, Grant Alley.

**11. 1031 Exchange:**

Buyers to cooperate with the Seller's 1031 Exchange at no cost to the buyers.

**PLEASE ADDRESS ALL QUESTIONS REGARDING THIS PROPERTY TO LISTING AGENT JENNY MORANT [HELLO@JENNYMORANT.COM](mailto:HELLO@JENNYMORANT.COM).**

**By:** \_\_\_\_\_

**Print Name:** \_\_\_\_\_



**JENNY MORANT, Jenny Morant Group**  
REALTOR® Compass Manhattan Beach  
DRE# 01874517  
310-266-5216  
[jenny@jennymorant.com](mailto:jenny@jennymorant.com)