

## 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. **Playa Vista Community Enhancement fee:**

Buyer to pay one time Community Enhancement Fee of  $\frac{3}{4}$  of 1% of sales price. Buyer is advised to verify.

9. **Mello-Roos:**

Playa Vista is a Mello-Roos Community. The Mello-Roos is billed as part of the annual property tax bill. It is listed as an assessment on the tax bill. Buyer will be provided Preliminary Title Report and Tax roll to review details from Title.

10. **Escrow:**

Escrow Holder to be Chartwell Escrow, Maria Namba.

11. **Title:**

First American Title, Grant Alley.

12. **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: \_\_\_\_\_



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