

Offer Info Sheet - 12920 Runway Rd #121 Playa Vista

****Offers due on 11am Wednesday March 2nd**

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

Offers are to be submitted via email 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.

By: _____

Print Name: _____



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