



INSTRUCTIONS FOR SUBMITTING PROBATE OFFER

1. All offers must be submitted on an RPA with a **Probate Agreement Purchase Addendum**;
2. Court Confirmation needed for the sale.
3. This is an AS-IS sale.
4. The Seller will select all services.
5. The Buyer will be responsible for any repairs – Including city required repairs / pre-sale
6. The Buyer will be responsible for the termite work - If any
7. The Buyer will be responsible and pay for any smoke detectors, water heater strapping, &/or any retrofitting required prior to the close of escrow.
8. Escrow to close within (desired time frame) as permitted by probate process
9. **10% deposit**
10. **Deposits must be delivered to escrow within one (1) business day of acceptance;**
Escrow co. info will be provided upon acceptance of offer.
11. It is important that your offer reflects the exact vesting of your buyer (no assignees or “to be determined in escrow”)
12. Attach a removal of any/all contingencies form with your offer (if applicable)
13. E-mail all offers to nataliereedrealtyoffers@gmail.com. Look out for an offer cut-off time & a response confirming receipt of your offer via email.

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