

OFFER INFORMATION GUIDELINE



245 & 245 ½ 26TH Street, Hermosa Beach, CA 90254

APN:	4181-024-012
Seller(s):	Audre K. Kleven & William L. Stubbs, Trustees. Audre and William Stubbs Family Trust, dated October 7, 2021.
Seller's Agent, Brokerage & Licenses:	RE/MAX Estate Properties # 01879720 Susan Morrow # 01320893
List Price:	\$2,995,000 – Do Your Best
Close Of Escrow:	30 Days or Sooner
Initial Deposit Amount:	3 % Of Final Purchase Price
Loan Amount(s) & Information:	Please Remember To Complete Rate Amount, Include Type Of Financing & Shorten Loan Contingency. Please Also Include Verification Of Cash (POF), & Loan Approval.
Contingencies:	Considerably Shorten Or Remove Contingencies
Escrow Company / Escrow Officer:	Peninsula Escrow Lisa McMullen
Title Company / Title Rep:	Progressive Title Kathleen Knoll-Bonafede
Items Included:	Front House: Washer, Dryer, Range, Oven, Refrigerator/Freezer, Microwave, Dishwasher, Built-In Bookshelf & Library Ladder Back House: Washer, Dryer, Oven
Items Excluded:	Tenants Personal Property, Agents Patio Furniture and Planters
Natural Hazards Disclosure:	Seller's Choice
Allocation Of Costs:	Escrow: Each To Pay Own Fee Title: Owner's Insurance – Seller County Transfer Tax – Seller City Transfer Tax (If Applicable) - Split
Home Warranty:	Buyer's Choice or Fidelity National Home Warranty - \$800 Is More Than Sufficient For A Duplex
Additional Terms:	Anything To Make Things Easy