INSTRUCTIONS FOR SUBMITTING PROBATE OFFER

1. All offers must be submitted on the most recent Purchase Agreement together with a **Probate Agreement Purchase Addendum.**

2. **"Full Authority" = "Court confirmation may NOT be Required" only Notices of Proposed Action.** Unless another heir to the Estate objects to the sale we will NOT need to go to court to confirm the sale.

3. **"Limited Authority" = "Court confirmation IS required"**

   This means that the sale will have to be confirmed with the Court/Judge & Escrow will inevitably take longer (approx. 45 days), additionally the accepted offer may get outbid the day of court. If this happens buyer(s) will get their deposit back.

   ******Commission will ONLY be paid to the agent representing the successful bidder******

4. This is an AS-IS sale.

5. Seller Right of ALL services.

6. Buyer(s) will be responsible city required repairs / retrofit / pre-sale completion required prior to the close of escrow (If any)

7. Buyer(s) will be responsible for the termite work - If any

8. Buyer(s) will be responsible and pay for any Carbon Monoxide, Smoke Detectors, Water Heater Strapping, &/or any retrofitting that may be required prior to the close of escrow.

9. Escrow to close 45 days or sooner (as permitted by Probate process)

10. **10% deposit encouraged**

11. **Deposits must be delivered to Escrow within 24hrs from acceptance**; Escrow information will be provided upon acceptance of offer.

12. It is important that your offer reflects the exact vesting of your buyer (no assignees or "to be determined in escrow")

13. Attach a removal of any/all contingencies form with your offer (if applicable)

14. E-mail all offers to Offers@LeslieCruzSellsLA.com. & confirm receipt via email. An offer cut-off time may be posted in the MLS.

15. Please do NOT forget to include recent POF under buyer's name with enough funds to cover the purchase.

Leslie Cruz
Direct 562.572.1106 or 562.905-1888
(text is best)