

# TRUST OFFER INSTRUCTIONS

## 14353 Emelita Street, Sherman Oaks 91401

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1. Prepare you buyer's offer ONLY using the supplied Submission Package. The acceptable terms to the Seller are included on the Purchase Agreement in the offer submission package. It is recommended that only the highlighted fields of the contract be filled in by the Buyer. You may obtain the submission package in the MLS supplement section or at [www.14353EmelitaSt.com](http://www.14353EmelitaSt.com) or <https://14353EmelitaSt.seeit.info/> and click on Documents tab. Contact listing Agent with any questions prior to writing.
2. Submit a 3% earnest deposit by **wired funds to Angela Smith Trust**. Deposit held outside Escrow in the Trust's Account.
3. Preliminary Title Report, Docs and Deeds and NHD Report are included in offer submission documents found in MLS supplement or on Property Website in "Documents" section.
4. Buyer must provide proof of funds and/or Lender's Approval with offer submission. Deposit is refundable only if Seller is unable to deliver clear Title.
5. All Buyer inspections must be completed prior to offer submission and for the benefit of the buyer only.
6. Removal of all contingencies form is included in the offer submission package.
7. The Seller will select all services and buyer to pay for Home Protection Plan, if desired.
8. Termite Inspection & completion and retrofit compliance is solely the responsibility of the buyer.
9. Buyer is solely responsible for obtaining City reports and any compliance required.
10. Commissions payable only upon successful close of Escrow.