

Probate Offer Instructions

5064 Encino Avenue, Encino 91316

1. Prepare your buyer's offer using ONLY the Offer Submission Package found in MLS supplement or at **<https://5064Encino.seeit.info>**. 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.
2. Contact Listing Agent for any questions prior to writing.
3. Upon offer acceptance, submit minimum **10% earnest deposit by Wired Funds to Estate of Susan Evelyn Scott. Deposit will be held with Executor of Estate outside of Escrow.**
4. Deposit refundable only if Seller is unable to deliver Clear Title.
5. Loan pre-approval and proof of funds required with submission.
6. The offer may not contain any contingencies. Please return the Buyer Indemnity Clause prior to doing any inspections.
7. Seller selects all services and Buyer to pay for Home Warranty policy if desired.
8. Termite inspection/completion and all retrofit compliance is solely the responsibility of the Buyer.
9. Buyer responsible for removal of any remaining trash or personal property at Buyer's expense at close of Escrow.
10. Vesting information must be specified on Probate Agreement Purchase Addendum – Page 2.
11. Buyer is solely responsible for obtaining City reports and any compliance required.
12. Commissions payable to Listing Broker and successful Selling Agent only upon close of Escrow.