

Coldwell Banker Realty / 12930 Ventura Blvd, Suite #202 / Studio City 91604

**5015 BALBOA BLVD #408, ENCINO**

**Offer Guidelines:**

These guidelines are intended to help streamline our response time to offers.

- Seller's Agents: Matthew Fonda & Jeff McMahon (#01241732 / #01915484) of Coldwell Banker Realty (#00616212)
- SELLER: The Neidorf Family Survivors Trust dated 3/18/1986
- Initial Deposit – 3% minimum of final purchase price
- Loan Contingency, if any, to be no more than 14 days
- Appraisal Contingency, if any, to be no more than 14 days
- Inspection Contingency, if any, to be no more than 10 days
- Offer Deadline: TBD
- Inclusions: Seller is willing to include Stove, Refrigerator, Dishwasher, Washer, Dryer, Microwave.
- Exclusions: Toilet in primary bathroom; Murphy bed in second bedroom
- Escrow: Escrow Technologies (Lisa Gaynor), Buyer & Seller each pay their own escrow fees.
- Title Policy: Equity Title (Lilly Rose)
- Home Warranty: Seller is willing to pay for a one-year home warranty policy, cost not to exceed \$650
- Environmental Report: American Home Shield
- CAR Forms SBSA, SRAR, FAA to be included with any offer.

**FAQ'S**

Will you accept an offer in advance of the timeline mentioned above?

- The Seller does not plan but is able to accept an offer prior to reviewing all offers. If there is an offer deadline, do not wait until the last moment to submit an offer.

Will the Seller respond to an offer with a quick expiration?

- The Seller has asked to review all offers at one time. Please make sure your offer is valid through the offer deadline.

Will you counter all offers?

- We always encourage the Seller to counter all offers, however, sometimes the Seller chooses not to do so. We encourage you to submit strong offers in the initial round to ensure the possibility of receiving a counter.

Why is the Seller selling?

- The Seller is relocating.

Thank you for your interest in the property and let us know if you have any questions!

Matthew Fonda      818-216-1545

Jeff McMahon      310-927-2470