



OFFER GUIDELINES FOR
7254 Vassar Ave. #204 Canoga Park CA 91303

Please email offers to: Emily.Rose@Compass.com. We will confirm receipt.

Seller Preferred Terms:

- Glenoaks Escrow | Marcine Kline
- Lawyer's Title | Mark Stipkovitch
- NHD provided by myNHD

Offer Details:

- Seller is: Francheska Oliverio.
- Escrow to be 30 days (OR SOONER).
- Inspection contingency if any to be 5 days (OR SOONER).
- Appraisal contingency, if any, to be 10 days (OR SOONER).
- Loan contingency if any, to be 14 days (OR SOONER)
- EMD - to be 3% of Purchase Price
- Appliances: you may write in all existing appliances.
- Buyer to satisfy self as to all permits and records.
- If obtaining a loan, buyers may need to be cross-qualified TBD w/counter.

Agents - Please include with your offer:

- Offer summary of price and terms (Can be in body of email.)
- MUST INCLUDE Pre-approval, FICO scores and Proof of Funds

Please Answer Questions Below in Your Offer Submission Email

- How long have you been working with your client?
- Have all decision makers seen the property?
- Have you worked with your buyer's lender before?
- Are there any other circumstances or details we should know regarding your client's offer?