

**5829-31 Tipton Way,
Los Angeles, CA 90042**



OFFER GUIDELINES

When advising your clients as to what to include in their offer, please consider the following terms as guidelines for your best chances of an accepted offer:

MANDATORY ITEMS:

Please submit offers by email to Jeff@Team805.com

Brokerage is Keller Williams Realty Calabasas

Submit Proof of Funds. No traditional financing accepted. Hard money ok.

Escrow to be Closed Escrow, Marcine Kline.

Title to be with First American Title, Lauren Greer.

Probate sale. Court Confirmation **REQUIRED. Subject to overbid at court.**

Close of escrow to be 17 days after receipt of order confirming sale.

With accepted offer, Buyer will have maximum 7 day period to remove all contingencies. Once ALL contingencies are removed:

- Escrow will be opened,
- Court confirmation date will be requested, (please allow 60 days for court date)
- Buyer to send initial deposit of 10% of purchase price.

OTHER INFORMATION:

Sellers are co-Administrators and never lived at the property. Only Exempt Seller Disclosure to be provided.

One death on the property, in 2023, of natural causes.

Seller will not repair, give any credits or agree to any price concessions. Please take condition of home into account with offered price. Buyer to assume the property in strictly "As-Is" Condition.

Seller will review offers as submitted.

Thank you!

Jeff Landau - DRE #01143512

Team 805 Real Estate - Keller Williams Calabasas