

# COMPASS



## **Offer Instructions: 6660 Melba Ave**

- Please write contract on CAR form RPA.
- Please submit the following in ONE PDF, in the following order:
  - Summary of Offer
  - RPA
  - Pre-approval Letter
  - Proof of Funds
- COE to be 30 days or less
- Maximum 7-10 Day Inspection contingency, 14 day Appraisal & 17 day Loan contingencies if any
- Escrow to be Nate Thomas from Corner Escrow.
- Title to be Cathy Elliott - Consumer's Title
- NHD report to be with SNAP NHD
- 3% Deposit to be wired to escrow within 3 days of acceptance.
- Please compress your PDF, attachment size not to exceed 20MB.
- All offers to be e-mailed to [offers@thelahomegirl.com](mailto:offers@thelahomegirl.com), please cc: [info@thelahomegirl.com](mailto:info@thelahomegirl.com)