The TIFFANY CHIN GROUP

OFFER GUIDELINES

Thank you for your interest in **141 S Clark Dr #330, Los Angeles, CA 90048**.

Offers due by MONDAY, NOVEMBER 16TH, 2026 at 12pm.

As soon as offers are received, they will be presented to our client.

APN:	4335-012-131
Seller:	Michael Djurdjevic
Listing Price:	$585,000
Close of Escrow:	30 Days or sooner after Acceptance (the sooner the better)
Initial Deposit:	3% of the final purchase price to be wired within 2 business days after acceptance
Loan Contingency:	12 Days or fewer after Acceptance
Appraisal Contingency:	10 Days or fewer after Acceptance
RPA 3.L(3)-3.L(8):	7 Days or fewer after Acceptance
Inclusions:	Dishwasher, fridge, microwave, oven, combo washer/dryer
Exclusions:	
NHD Company:	MyNHD
Escrow Company:	Peak Escrow
Title Company:	Chicago Title
Home Warranty Plan:	Buyer's Choice
Other Terms:	Property to be sold in its AS-IS condition. Fireplaces and chimneys are decorative and will be sold in their AS-IS condition; no credits, no repairs.
Seller's Brokerage Firm & Agent Info:	Keller Williams Realty Larchmont (#01870534) 118 N Larchmont Blvd Los Angeles, CA 90004 Tiffany Chin (DRE#01819365)

*The Offer Packet, including the RPA, pre-approval (if applicable) and POFs should be emailed to Tiffany@TheTiffanyChinGroup.com, ops@TheTiffanyChinGroup.com, Admin@TheTiffanyChinGroup.com