

OFFER INFORMATION & GUIDANCE SHEET

If you want the best chance at acceptance without receiving a counteroffer, we recommend that you follow the below guidelines when preparing your offer.

Property Address:	215 Windward Avenue, Los Angeles, CA 90291-3764
APN:	4238-013-006
Seller(s):	Jung Y. Chaing and Hoon Ae Chaing, Trustees of The Jung Y. Chaing and Hoon Ae Chaing Living Trust, Dated June 20, 2013
Purchase Price:	\$3,350,000 / highest and best.
Initial Deposit(s):	3%. Liquidated Damages must be initialed.
Close of Escrow:	30 days or sooner.
Escrow Company/Officer:	Closing Agents/Alexis Pincheira
Title Company/Sales Rep:	Fidelity National Title/Emi Tsuji
Home Warranty:	Waived (preferred).
Items Included:	Refrigerator, LED mirrors, washer & dryer
Items Excluded:	All other personal property.
Appraisal Contingency:	Waived (preferred).
Loan Contingency:	Waived (preferred). Buyer must provide DU approval dated within 30 days and/or cross-qualify with Seller's preferred lender if Buyer desires a loan contingency, which shall be 10 days or sooner after acceptance. Interest threshold for contingency shall be best prevailing rate.
Physical Contingency:	10 days or sooner.
Seller Disclosure Contingency:	Waived. Please request Seller Disclosure Package prior to submitting and remove review of seller documents contingency with offer.
Title Contingency:	Waived. Please request preliminary title report prior to submitting and remove title contingency with offer.
Possession:	Close of escrow.
Additional Seller Terms:	RPA Para. 3Q6 to be deleted from contract. Seller will provide LA City 9A report and DWP Cert; but the language in 3Q6 is too broad in scope. Any additional issues to be addressed via investigation contingency.
Offer Package Please call 310-463-5181 or 310-667-1469 with any questions about the above.	Include Proof of funds dated within 30 days. If financing, include DU Approval. Include Seller, Broker, and Local Area Disclosures with appropriate contingency removals.

FREQUENTLY ASKED QUESTIONS

Why is the Seller selling?

The Seller is retiring.

Are you expecting multiple offers?

Yes, we are expecting multiple offers.

How many offers do you expect to receive?

We will not know until after any offer deadline has passed.

When will the Seller review offers?

We will present offers as they come in pursuant to Seller's instruction. Depending on the market response, we may set an offer deadline.

Will the Seller accept an offer in advance of the offer deadline?

This is the Seller's decision. We cannot predict whether the Seller will wait to review offers if we receive offers that meet or exceed all criteria beforehand.

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

This is the Seller's decision. In the event you include a quick expiration in your offer, you may receive a counter tolling the expiration date; or Seller may elect not to respond.

Will the Seller accept an offer with an escalation clause?

The Seller requests that you put your best foot forward. If you submit an offer with an escalation clause, you may receive a counter deleting the clause and requesting best and final or countering at a specific price point.

Will the Seller accept an offer that is non-contingent?

Yes. Please contact us if you intend to offer completely non-contingent so that we can ensure that you have received all disclosures in advance of contingency removal.

Will the Seller counter all offers received?

This is the Seller's choice. We intend to advise the Seller to counter all viable and competitive offers; however, we cannot predict how the Seller will decide to respond to offers. We anticipate that we will receive multiple offers, so we encourage you to put your best foot forward.