

OFFER GUIDELINES

4516 Walnut Ave., Long Beach, CA 90807

REQUIRED OFFER PACKAGE

- Fully executed California Residential Purchase Agreement (RPA)
- Proof of funds for down payment and closing costs (required for all offers)
- Loan pre-approval letter (if applicable)
- Buyer representation agreement (if applicable)

PROPERTY CONDITION — SOLD AS-IS

Property is being sold strictly AS-IS, in its present physical condition. Seller will not provide repairs, credits, or price reductions based on inspections or appraisals unless expressly agreed to in writing. Buyers are encouraged to conduct all inspections within the agreed contingency period.

OFFER DEADLINE & REVIEW

Offers are due no later than **Monday, January 26 at 2:00 PM.**

Please submit highest and best offers. Seller reserves the right to accept an offer prior to the deadline. Multiple offers may be countered at seller's discretion.

TITLE & ESCROW

Title Company: Chicago Title | Title Officer: Tim Lane

Escrow Company: Pacific Coastline Escrow | Escrow Officer: Sarah Handley Choza

OFFER SUBMISSION

Please submit complete offers to:

Anastasia Koroleva

Listing Agent & Broker (**do not put KRE8 Realty as a Broker please**)

CA DRE Lic. #01941649

16060 Ventura Blvd., Unit 110, BMB 1010

Encino, California 91436

Upcoming OPEN HOUSES:

Friday, 1/23 12pm-4pm

Saturday, 1/24 2pm to 5pm

Sunday, 1/25 12pm - 4pm

Please text Anastasia at 818-856-1406 if you have any additional questions.

Thank you for your interest!