The TIFFANY CHIN GROUP

# OFFER GUIDELINES

Thank you for your interest in **1123 11TH ST APT 3, SANTA MONICA, CA 90403**.

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

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|---|---|
| APN: | 4281-020-035 |
| Seller: | WInda Fung and Sun Ming Chan |
| Listing Price: | $1,750,000 |
| 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, stove, fridge, microwave, washer, dryer |
| Exclusions: | |
| NHD Company: | MyNHD |
| Escrow Company: | First Pacific Escrow |
| Title Company: | First American 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)<br>118 N Larchmont Blvd<br>Los Angeles, CA 90004<br>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