

Coldwell Banker Realty / 12930 Ventura Blvd, Suite #202 / Studio City 91604

4184 Knobhill Dr, Sherman Oaks, CA 91403

Offer Guidelines:

These guidelines are intended to help streamline our response time to offers.

- Please include Pre-Approval Letter & Proof of Funds with All Offers
- Seller is – Shahrazad Manavi
- Seller's Agents: Matthew Fonda & Jeff McMahon (#01241732 / #01915484) of Coldwell Banker Realty (#00616212)
- Initial Deposit – 3% minimum of final purchase price
- Loan Contingency, if any, to be no more than 14 days
- Appraisal Contingency, if any, to be no more than 12 days
- Inspection Contingency, if any, to be no more than 10 days
- Offer Deadline: TBD
- Inclusions: All appliances in the home and some pots, potted plants and figurines. See agent for details.
- Exclusions: See Agent
- Escrow: Escrow Technologies - Lisa Gaynor, Buyer & Seller each pay their own escrow fees.
- Title Policy: Equity Title – Lilly Rose, Seller to pay
- Home Warranty: Seller is willing to pay for a one-year home warranty policy, cost not to exceed \$800
- Environmental Report: MyNHD

FAQ'S

Will you accept an offer in advance of the timeline mentioned above?

- The Seller does not plan but is able to accept an offer prior to reviewing all offers. If there is an offer deadline, do not wait until the last moment to submit an offer.

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

- The Seller has asked to review all offers at one time. Please make sure your offer is valid through the offer deadline.

Will you counter all offers?

- We always encourage the Seller to counter all offers, however, sometimes the Seller chooses not to do so. We encourage you to submit strong offers in the initial round to ensure the possibility of receiving a counter.

Thank you for your interest in the property and let us know if you have any questions!

Matthew Fonda 818-216-1545

Jeff McMahon 310-927-2470