

OFFER GUIDELINES
822 ½ Sanborn Avenue, Los Angeles, CA 90029

- Offers will be forwarded upon receipt. Seller intends to respond to offers after **Wednesday, May 17th, at 10:00 AM**
- Please email offers to sarah.pearson@compass.com & hello@localregroup.com
- Please write contract on the most recent version of CAR form RPA, addressed to Sellers: Julia Bartlett, Matthew Wells
- COE to be 30 days or less
- Maximum 7-10 days for the contingencies noted in PAR 3.L(3)-(7).
- Maximum 14-day Appraisal & 17-day Loan contingencies
- Pre-approval letter, Fico scores, & proof of funds to be provided with offer
- Glen Oaks Escrow – John Salmon, Chicago Title – Phil Waterman, Snap NHD
- Home Warranty not to exceed \$580
- 3% Deposit to be wired to escrow within 3 days of acceptance
- Seller disclosures to be delivered with Counter Offers. Counter Offer package to include a copy of Receipt for Reports 1 as proof of receipt of documents.
- Attachment size not to exceed 20MB

AGENTS, PLEASE INCLUDE A COVER LETTER INCLUDING THE FOLLOWING:

- Have all decision makers seen the property?
- Do you have any outstanding offers on other properties for this client?