

INSTRUCTIONS FOR SUBMITTING AN OFFER

4701 Don Porfirio Pl Los Angeles CA 90008

Seller: "Estate of Lania Glaude"

Buyer shall do all of their due diligence before submitting an offer

1. All offers must be submitted "as is" without any contingencies. Buyers shall submit a Contingency Removal – removal of all contingency form ("CR") with offer on a Residential Purchase Agreement ("RPA"), along with a Probate Agreement Purchase Addendum ("PA-PA")
2. All offers must be submitted with Addendums that have been uploaded to the MLS. Contact listing agent if you are unable to locate or download the Addendums.
3. Seller shall select all services.
4. Buyer shall be responsible for any repairs; Seller shall give no credits.
5. Buyer shall be responsible for any termite work to be completed AFTER close of escrow
6. Buyer shall be responsible and pay for any smoke detectors, water heater strapping or any retrofitting prior to the close of escrow.
7. Seller will not pay for any home warranties
8. Property will not be free or all items or debris.
9. Seller to pay for city, county transfer tax.
10. Seller to pay for city inspection report, only if required
11. **All Offers must be accompanied by verification of 10% deposit**
12. **Deposits** are to be **10% of the offer submitted within one (1) business day of acceptance;**
13. It is important that your offer reflect the exact vesting of your buyer (no assignees or "to be determined in escrow").
14. Please email all offers to andrewbrody@equityunion.com

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