

OFFER GUIDELINES

1041 N. Spaulding Avenue, Unit 208 | West Hollywood, CA 90046

Thank you for your interest in Spaulding Court. Please submit a complete, legible, fully executed offer package in one consolidated PDF for seller consideration.

SELLERS OF RECORD	Eric Ingulsrud and Joshua R. Gonzalez
APN	5530-015-048
ESCROW	Capital Trust Escrow Lynn Lane
TITLE	Fidelity National Title Brandon Miller & Loren Goldman
NHD	First American Sharon Haghighi
SUBMISSION	PDF

OFFER PACKAGE

- Contract: Current C.A.R. Residential Purchase Agreement, fully completed and signed, with all applicable addenda, advisories and disclosures. Use "N/A" as appropriate; avoid blanks.
- Financing: For financed offers, include a current lender pre-approval (not merely a pre-qualification), lender contact information and underwriting status.
- Funds: Provide current proof of funds covering deposit, down payment and closing costs. Cash offers should show funds sufficient for the purchase price and closing costs.
- Terms: Clearly identify purchase price, deposit, loan terms, escrow period, possession, contingencies, credits or concessions, and inclusions or exclusions.
- Buyer-broker compensation: Any request for seller payment must be clearly stated and documented on the appropriate C.A.R. form.

FINANCING & CROSS-QUALIFICATION

James McKibban | Movement Mortgage | (949) 302-6620 | james.mckibban@movement.com

Seller may request cross-qualification with James McKibban as part of offer review. Buyers may obtain financing through the lender of their choice.

SUBMISSION INSTRUCTIONS

Email to Josh@RJoshCanova.com and Concierge@RJoshCanova.com. Suggested subject and filename: Buyer Last Name – Offer 1041 N Spaulding #208 – . Please request confirmation of receipt.

IMPORTANT: Guidelines are informational and do not obligate the sellers. Sellers may accept, reject, counter, negotiate or modify the offer process. Only a fully executed written agreement creates binding obligations. Verify property and title information independently.

