Offer Guidelines

1468 Palisades Drive, Pacific Palisades, CA 90272

- Fireplaces/chimneys are decorative, and no repairs/credits will be provided. No exceptions.
- Please include verification of funds and pre—approval letter with buyer's names on the files.
- Seller requests the defaulted 3-day response time to reply to offers.
- All offers must include a fully executed Buyer Representation Broker Compensation Agreement (BRBC).
- If submitting an offer without contingencies, Buyer to include a signed contingency removal with offer.
- Initial Deposit to be 3%.
- Service Providers: Sterling West Escrow – Desiree Goodman, Provident Title – John Daly, Natural Hazard Disclosure - MyNHD.
- Home Warranty Policy shall not exceed $650.00, and the seller prefers it to be a CRES 13-month Enhanced Policy with Fidelity National or buyer's choice.
- The Seller prefers a 30-day escrow or less.
- As few and short contingencies as possible.
- The property is being sold as is, where is, and in its current condition.
- For All-Cash Offers: state if buyers will be obtaining a loan with no loan and appraisal contingencies & provide proof of all funds.
- This is an Entity Seller, and the trust is Ramos Haering Family Trust.
- Trustee Seller Names: Jarrod Carl Haering and Xochiltl Ramos are the Trustees and legal signers.
- Please provide all contact info for the Buyer's agent, including cell and email.
- Please include the below listing brokerage information in the offer:
  KRE + ASSOCIATES DRE #02106115, LAURA KLEIN DRE #01435968, Tracy Williams DRE #02060550
  Office Address: 17266 Palisades Circle, Pacific Palisades 90272
  Phone: 310-729-2470 Email: Laura@KleinListings.com and Tracy@KleinListings.com
- Please fill out and complete the ENTIRE offer.

Contact Laura Klein at 310-729-2470 for further questions.