16910 Dalton Ave, Unit 8 – Offer Instructions

Thank you for your interest in **16910 Dalton Ave, Unit 8, Gardena, CA**.
Please review the following instructions prior to submitting an offer. This is a probate sale with full authority granted to the administrator. The inspection report is attached on the MLS for reference. Appraisal report ($610,000) can be provided upon request.

Escrow & Service Providers

1. **Seller:** Estate of Katsuhisa Fukazawa
2. **Escrow Company:** Forefront Escrow, Inc. (Melissa Ford)
3. **Title Company:** First American Title (Marc Angstead)

Offer Guidelines & Terms

4. **Financing:** Cash or Hard Money loans only (the estate does not have funds to perform repairs).
5. **Closing Timeline:** Less than 30 days.
6. **Contingencies:** All contingencies removed upon submission (CR-B).
7. **Inspections:** For informational purposes only; to be completed within 7 days.
8. **Property Condition:** Property is sold **AS-IS**. No repair requests, price reductions, or credits during escrow will be granted by the seller.
9. **Approval Process:** Acceptance is subject to beneficiary consent via Notice of Proposed Action (NOPA) or court approval.

Submission & Contact Information

Please submit all offers and Proof of Funds (POF) to marinamotoki@gmail.com.
For questions, please call or text **619-731-9779**.

Thank you for your consideration.
Best regards,

Marina Morse
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