

44 Old Castle Road, Westlake Village, CA 91361 **OFFER GUIDELINES**

When advising your clients as to what to include in their offer, please consider the following terms as guidelines for your best chances of an accepted offer:

MANDATORY ITEMS:

- 1) Please submit offers by email to offers@RadkeAgency.com.
- 2) All offers must have Proof of Funds and a valid Pre-Approval letter from a reputable lender.
- 3) Appraisal to be ordered within 4 days of offer acceptance.
- 4) Pre-Approval requested from Loan Consultant, Laura Berg (805-496-8444, laura@lauraberg.com) w/no cost or obligation to buyer.
- 5) Escrow to be 805 Escrow Westlake Village.
- 6) Title to be with Lauren Greer, First American Title Company
- 7) Home protection plan to include the C.R.E.S. policy through First American, Old Republic OR Fidelity National.

SELLER PREFERENCES:

- 1) Seller would like to net (sales price minus concessions) as much as they can from the sale of this property. As such, the sales price will be the main consideration.
- 2) Shorter Buyer Investigation Contingency (14b) preferred (i.e 7-10 days)
- 3) 12-day Appraisal Contingency (if applicable).
- 4) 14-day Loan Contingency (if applicable).
- 5) 1. Seller will make no repairs. 2. Seller will issue no credits. 3. Seller will not agree to any price concessions.
- 6) While this is a regular sale, given how clean and updated the property is, the Seller would *prefer* the Buyer to assume the property in strictly "As-Is" Condition.

Seller will review any offers as they come in.

Please provide a minimum of 2 full days for response time.

Thank you!

Barbara Radke - DRE #01705722

Radke Agency & Associates - Keller Williams Westlake Village