



OFFER GUIDELINES - 1117 N Avenue 64, 90042

Please email team@L34group.com to request an electronic version of the Seller's Disclosure Package for your client's consideration before writing an offer.

- **Offers, if any, due 12pm(noon) Mon, August 25th. Please allow up to 3 days for a response.**
- Services: Lawyers Title (Greg Lane) | Glen Oaks Escrow (Melissa Miller)
- Home warranty is not to exceed \$645 (buyer's choice).
- NHD provided by Disclosure Source (NHD provided in listing's disclosures packet).
- No escalation clauses will be considered.
- 3% initial deposit to be wired into escrow within 3 days of the accepted offer.
- Inspection contingency to be 7 days or sooner.
- Loan and appraisal contingency, if any, to be 14 days or sooner.
- Fireplace is decorative
- Inclusions: living room bookcase, refrigerator, washer/dryer, stove, dishwasher, cowboy pool, planters
- Offers MUST include: CAR RPA, Pre-approval letter, FICO score(s), Proof of Funds, and the provided CAR Receipt For Reports signed by the Buyer(s).
- If obtaining a loan, buyer(s) may need to cross-qualify with a direct, local lender.

Agents, please provide your answers to the following questions:

- How long have you been working with your buyer(s)?
- Have all of the decision-makers seen the property in person?
- Are you writing for these clients on any other properties currently?
- Have you thoroughly reviewed the contents of this listing's disclosures packet w/ buyer(s)?
- Is your California RE salesperson license currently active w/ the CA DRE, and do you carry E&O insurance through a licensed broker?

All offers must be sent in two (2) PDFs, or they will be sent back for correction:

- **1. Offer (RPA) & Financials in one PDF**
- **2. Receipt For Reports, completed & signed, in a separate PDF**
(Buyer letters, if any, to be sent in a completely separate PDF, please.)

Please email offers to: francine@L34group.com, deirdre@L34group.com, team@L34group.com