

364 N Ave 53, #4 - Offer Instructions

- 1) Offers due date 1/27/2025 12 noon
- 2) Submit all offers to aldo@nelahomes.com and cc imalwaysaugust@gmail.com
- 3) Offers to include proof of funds to close
- 4) Offers to include Pre Approval Letter by Michael Moseby at New American Funding.
(818) 434-9188 michael.moseby@nafinc.com

Buyer is not required to use Michael Moseby for the loan, however, the city has a list of approved lenders for this program to which Michael is a part of.

- 5) Be advised the seller is not offering a buyer side commission for this property. Buyer to be responsible for any buyers agent/broker compensation.

Buyers agents please see the attached application required by the City of Los Angeles at time of acceptance. The application will be submitted to the city by the Seller and Sellers Agent. Buyer must fill out the buyer's portion of the app and submit it to the Listing Agent within 24 hours of acceptance.