

OFFER GUIDELINES

22405 Calipatria Drive Calabasas, CA 91302

Please email offers to: maya.lazich@corcoranicon.com & include all required forms in One PDF

Subject Heading to be: **OFFER- Buyer's Last Name- Address of Property**

Offers reviewed as received.

Seller Name(s): Annat Levran

Listing Agent: Maya Lazich, #01499137

Listing Brokerage: Corcoran Icon Properties, #00818204

Contact Info: (310)437-3818, maya.lazich@corcoranicon.com, 32133 Lindero Canyon Road Ste.203 Westlake Village, CA 91361

Seller Preferred Terms:

- **Earnest Money Deposit: Minimum 3% by electronic funds transfer within 3 Days of Acceptance**
- **-Close of Escrow: 30 Days or less**
- **-Escrow: Alma Hernandez with Glen Oaks Escrow**
- **-Title- First American Title-Sheila Isham/Team LA**
- **-NHD: Provided by SNAP NHD - Drew Israel**
- **-Home Warranty: If Seller paid, maximum Home Warranty at \$1,100-CRES Plan**
- **-Buyer to cross-qualify with no obligation prior to Acceptance with Staci Fraser-(925)321-0744**

Please include the following with your offer and submit them together in ONE PDF:

1. Completed receipt of Disclosures and Reports
2. Residential Purchase Agreement (RPA) *most recent version*
3. Pre-Approval letter to include FICO score, if Buyer is obtaining a loan & Proof of Funds for ALL funds required to close escrow
4. Offer expiration date: Allow 3 Days for a response
5. Inspection Contingency, if any, 7 Days or sooner
6. Loan Contingency, if any, 14 days or sooner
7. Appraisal Contingency, if any, 10 days or sooner

**Please contact Maya Lazich with any questions. Email: maya.lazich@corcoranicon.com
or Call/Text (310)437-3818**

Neither Seller nor Listing Agents guarantee any facts or figures, including but not limited to permits, school districts, rentability, bed/bath count and square footage. Buyer to investigate ALL matters concerning the property to satisfy self and make any offer dependent solely on their own findings.

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Maya Lazich DRE# 01499137

Questions for Agents

Buyer(s) Agents- Advise on the questions below and include in the email containing the offer.

1. AGENTS – Please include a cover letter answering the questions below:

- a) How long have you been working with your clients?
- b) Have all the decision makers seen the property?
- c) Do you have any standing offers on other properties for this client?
- d) Have you, agent, seen this house in person?
- e) How do you handle Request for Repairs with your Buyer clients? What expectations do your Buyers have with credits on Repairs? Have you set realistic expectations for the Buyer(s)?

2. In Escrow: When communicating via email, please include Listing Agent's Transaction Coordinator, Vilma Baum, shinabaum@hotmail.com in all communications.

3. Buyer(s) to cross-qualify with no obligation with Staci Fraser-Loan Depot-(925)321-0744

Thank you for the offer. We look forward to working with you.

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