

DAVE KNIGHT
REAL ESTATE TEAM

Guidelines for Writing Offers for the property at:

5102 Tujunga Ave #8 North Hollywood, CA 91601

Please email offers to: **offers@daveknightrealestate.com** & include all requested forms in ONE PDF.

Document Name to be: **OFFER Buyer's Last Name – Tujunga (5102 #8)**

Offers to be reviewed as received

Property is back on market due to no fault of Seller. Please text Amber (626) 644-5018 before submitting an offer.

Seller: Arthur Audesirk, Heather Audesirk

Listing Agent: David Knight, #01829234

Listing Brokerage: Keller Williams Realty, #01444805

Contact Info: (626) 657-0359, madeline@daveknightrealestate.com, 251 S Lake Ave Ste 320 Pasadena, CA 91101

Seller Preferred Terms:

- **Earnest Money Deposit:** Minimum 3% by electronic funds transfer
- **Close of Escrow:** 30 days (or quicker if Buyer is able)
- **Escrow:** Glen Oaks Escrow – Navarro, each to pay their own fees
- **Title:** Lawyers Title – Cripps/Nyeholt
- **NHD Report:** MyNHD – Zabrina Carroll
- **Home Warranty:** First American – Sandi Franco
- **Inclusions:** Stove, refrigerator, dishwasher, washer, dryer

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

1. Agency Disclosure (AD)
2. Fair Housing Discrimination Advisory (FHDA)
3. Possible Representation of More than One Buyer or Seller (PRBS)
4. Wire Fraud Advisory (WFA)
5. CAR Residential Purchase Agreement (RPA) *most recent version*
6. Buyer Inspection Advisory (BIA)
7. California Consumer Privacy Act Advisory (CCPA)
8. Market Conditions Advisory (MCA)
9. Fair Appraisal Act Addendum (FAAA)
10. Buyer Homeowners Association Advisory (BHAA)
11. Pre-approval letter, if Buyer is obtaining a loan
12. Proof of Funds for ALL funds required to close Escrow

Please contact our Listing Team (8:30am-5:00pm) with any questions:

Email listings@daveknightrealestate.com or Text 626-657-0359

Neither Seller nor Listing Agents guarantee any facts or figures, including but not limited to permits, school district, 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.



251 S. Lake Ave, Suite 320 Pasadena CA 91101
Dave Knight DRE# 01829234 - KW Pasadena DRE# 01444805