



## Offer Guidelines

**17189 Palisades Circle, Pacific Palisades 90272**

- The seller does not know the condition of the fireplace/chimney and no repairs or credits will be provided. Nails on the walls behind the artwork will remain on the walls.
- Please submit the offer package as ONE pdf file if possible; verification of funds and pre—approval letter may be separate pdf files.
- All offers must include Verification of Funds and a Lender Pre- Approval Letter if obtaining a loan.
- If submitting an offer without contingencies, Buyer to include a signed contingency removal form with offer.
- Initial Deposit to be 3%.
- Service Providers: Sterling West Escrow - Renita Kumar, Provident Title - John Daly, Natural Hazard Disclosure - MyNHD.
- Home Warranty Policy is not to exceed \$615.00, and the seller prefers it to be a CRES 13-month Enhanced Policy with Fidelity National or buyer's choice.
- The Seller prefers a short escrow - 30-days or less.
- As few and short contingencies as possible.
- For All-Cash Offers: state if buyer will be obtaining a loan with no loan and appraisal contingencies & provide proof of all funds.
- Seller's Name: Kent Norman Sather, Trustee of The Sather Family 2001 Revocable Trust.
- Please provide all contact info for the Buyer's agent, including cell and email.

**Contact Laura Klein for further questions: 310.729.2470 or [Laura@KleinListings.com](mailto:Laura@KleinListings.com)**