

## OFFER GUIDELINES - 556 Clifton St | Lincoln Heights, 90031

Please email [Admin@L34group.com](mailto:Admin@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, Jan 27th. 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.
- Exclusion(s): Mission bell in backyard.
- Adjacent vacant land lot, APN: 5206-024-038, included in this sale.
- All offers to be submitted with signed RFR including 9A Report and Seller disclosures. Seller will not perform any remedial or corrective actions on anything provided in the disclosures packet.
- Offers MUST include: CAR RPA, Pre-approval letter, FICO score(s), Proof of Funds, **BRBC (5th page only)**, 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:**

**[Shannon@L34Group.com](mailto:Shannon@L34Group.com) + [Deirdre@L34group.com](mailto:Deirdre@L34group.com) + [Admin@L34group.com](mailto:Admin@L34group.com)**