

INSTRUCTIONS FOR SUBMITTING AN OFFER

5415 5th Avenue, Los Angeles CA 90043
Seller: "Estate of Ernestine W. Stewart"

Buyer shall do all of their due diligence before submitting an offer

1. All offers must be submitted "as is" without any contingencies. Buyers shall submit a Contingency Removal – removal of all contingency form with offer and Purchase Agreement Probate Addendum ("PA-PA") + Probate Advisory ("PA")
2. Property is presently occupied and the property SHALL NOT be delivered vacant at close of escrow; Buyer shall take Property subject to the rights of existing tenants and pursuant to the TOPA form incorporated.
3. Seller will select all services.
4. Buyer shall be responsible for any repairs; Seller shall give no credits.
5. Buyer shall be responsible for any termite work to be completed AFTER close of escrow
6. Buyer shall be responsible and pay for any smoke detectors, water heater strapping or any retrofitting prior to the close of escrow.
7. No home warranties
8. Property will not be free or all items or debris.
9. Seller to pay for city, county transfer tax.
10. Seller to pay for city inspection report, only if required
11. **All Offers must be accompanied by verification of 10% deposit**
12. **Deposits are to be 10% of the offer submitted within one (1) business day of acceptance;**
13. It is important that your offer reflect the exact vesting of your buyer (no assignees or "to be determined in escrow").
14. Please email all offers to andrewbrody@gmail.com

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