

BROCK & LORI

Thank you for your interest in the property located at 3750 Arbolada Rd, Los Angeles, CA 90027. Before submitting your offer, please review the offer guidelines below.

Offer Guidelines

- **All offers must be submitted through Glide VIA THE LINK PROVIDED.**

Please click on [this LINK](#) to begin your submission - do not submit through the MLS link or your own GLIDE account. *Make sure to double check that you complete your submission.*

Once submitted, please text Lori at (818) 515-1118, Angela at (323) 305-9000 and Daniel at (310) 308-1767 to confirm the offer was received.

- Please include the following items and terms in your offer:
 - Seller(s) Names: Ed Flint and Hannah Flint
 - Escrow Company: Glen Oaks Escrow - Melissa Miller
 - Title Company: Equity Title - John Chadbourne
 - Each Party to pay their own Escrow Fees and Costs
 - Inclusions: stove, oven, refrigerator, washer, dryer, dishwasher, microwave, video doorbell, smart locks, bathroom mirrors, built-in living room shelving, built-in bed in primary bedroom. *Any items checked in RPA Section 3(P)(1) not included in this list shall be excluded from sale.*
 - Exclusions: Dining room pendant lamp; the Moooi pendant in the staircase; interior and exterior potted trees/plants.
- Offers must include: Loan Pre-Approval; Proof of Funds. The loan pre-approval letter must reflect the Purchase Price and a statement that the loan pre-approval is valid for a minimum of three (3) months from the date of submission of offer.
- If your client's offer includes financing, please provide the lender's contact information in your cover email and cc: the lender on your email submission.
- The Seller will not accept nor review any personal letters from the Buyers, so please do not include them as part of your offer package.
- No escalation clauses, please. Just give it your all! Any escalation clause included will be excised from the offer.
- Fireplaces are considered ornamental. Sellers shall not issue any credits or repair chimneys/ fireplaces.



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Top offers will receive a counter offer within 24-48 hours after the offer deadline. General, sewer, and termite inspection reports and a preliminary title report will be provided with counters.

If you do not receive a counter offer, you will be informed via email.

If you have any questions regarding your submission, please contact Lori Levine Harris at (818) 515-1118 or lori@brockandlori.com.