

**Offer Guidelines for**  
**1223 Wildwood Dr, Los Angeles, CA 90041**

**Email Subject Line:** Offer for 1223 Wildwood Dr, Los Angeles, CA 90041 – BUYER LAST NAME

**Entity Seller:** Olaf T. Weidekat and Helga Weidekat

Trustees of the Olaf T and Helga Weidekat Trust, dated November 3, 1993

**Sellers Preferred Terms:**

- **Earnest Money Deposit:** 3% Deposit by wire transfer.
- **Close of Escrow:** 30 days or less.
- **Possession:** At the close of escrow after confirmation of recording.
- **Escrow:** 21st Century Escrow - Viri Rossatty.
- **Title:** Chicago Title - Steve Summers.
- **Physical Contingency:** 7 days or less or None.
- **Appraisal Contingency:** 14 days or less or None.
- **Loan Contingency:** 14 days or less or None.

- Please review the reports and disclosures in the MLS documents.

- **This property is being sold in its present “as is” condition. The seller will not make repairs. Buyers to accept and complete the Los Angeles City requirements after the close of escrow.**

- **Inclusions:** - Refrigerator and cooktop.

**Please include the following with your offer:**

1. Buyer(s) most recent proof of funds.
2. Buyer(s) recent pre-approval letter, if getting a loan.

**Email Offers to:** [meg@middlemanteam.com](mailto:meg@middlemanteam.com) and cc [holly@middlemanteam.com](mailto:holly@middlemanteam.com)

**If you have any questions, please feel free to call or email.**

<b>Contact Information:</b>	Meg Middleman, 626-755-5551 Direct or Holly Valenzuela, Client Care Director, 626-923-8206
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**Meg Middleman, DRE # 00914188**  
**Century 21 Masters, DRE #01247521**  
1055 E. Colorado Blvd., Ste 500  
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*Neither Seller nor Listing Agents guarantee any facts or figures, including but not limited to permits, 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.*