REO OFFER SUBMISSION PROCESS & AGENT INSTRUCTIONS

Please review the following information carefully with your buyer prior to submitting an offer. This is an institutional REO sale, and the offer and closing process differs from a traditional residential transaction.

- **Offer Submission:**
  All offers must be submitted directly through the **offer submission link provided in the MLS listing**. Please do not email offers directly to Herlinda unless specifically requested. All required information and documents should be uploaded through the designated offer portal for Seller review.
- **Seller Uses Its Own Contract - No C.A.R. Forms:**
  Please be advised that **C.A.R. purchase agreement forms are not used for this transaction.** The Seller is an institutional seller and utilizes its **own purchase contract, addenda, disclosures, and transaction documents**, which contain terms, procedures, and stipulations that may differ substantially from a traditional C.A.R. transaction. Upon acceptance, agents and buyers should carefully review all Seller-provided documents and comply with the Seller's required timelines and procedures.
- **Title & Escrow Services:**
  The **Buyer is responsible for the cost of title and escrow services for both the Buyer and Seller sides of the transaction.** Buyer will select the title and escrow service providers.
- **Recommended Escrow & Title Providers:**
  Although the Buyer selects the service providers, our recommendation is **Elite Escrow and California Title**. Because we are dealing with an institutional Seller with a very specific and unique closing process, working with escrow and title professionals who are already familiar with the Seller's procedures can help facilitate the transaction. Elite Escrow is familiar with this Seller's particular documentation, requirements, timelines, and closing procedures.
- **Institutional Seller Process:**
  Agents should advise their buyers that this transaction may not follow the same procedures as a traditional resale. The Seller's contract and requirements will govern the transaction once an offer is accepted. Please review all documents carefully and pay close attention to deadlines, required signatures, deposits, and other Seller-specific requirements.
- **Cooperating Broker Compensation (CBB):**
  Please text Herlinda directly regarding CBB/Buyer Broker Compensation prior to submitting your offer. Any questions regarding compensation should be addressed separately from the offer submission process.
- **Questions Prior to Submission:**
  Agents are encouraged to review the MLS, attached documents, property condition information, and offer instructions carefully before submitting an offer. Please contact Herlinda with any questions regarding the process that are not addressed in the MLS or attached documents.

Thank you for your cooperation and for reviewing these instructions with your buyer prior to submitting an offer. Following the Seller's required process will help avoid unnecessary delays once an offer is accepted.