Offer Guidelines

4342 Bellaire Avenue, Studio City CA 91604

Offered at $1,195,000

1. Please email all offers with the subject line to read:
   "4342 Bellaire Ave Offer" and Buyer's name,
   to ericlosangeles@gmail.com.
   Text Eric at 310.849.4900 to advise that the 'email offer' was sent (in case it goes to spam).
2. Listing agents are: Eric Lieberman DRE# 01008206 - phone 310-849-4900 and Justine Lieberman Beuzieron DRE# 02062251 - phone 818-535-4266
   Listing office is:
   Compass
   14140 Ventura Blvd Suite #100
   Sherman Oaks CA 91423
   Compass DRE # is 01991628
3. The seller is The Lieberman Family Trust dated September 28, 1998.. Trustees are Eric Lieberman and Caren Lieberman
4. Escrow to be Chartwell Escrow, Sherman Oaks branch. Peter Jett escrow officer.
   Phone: 818.995.2580
   Address: 14140 Ventura Blvd -Suite 110, Sherman Oaks CA 91423
5. Title to be Consumers Title- Freedom Ozog to be title officer. 310.497.7434.
6. Escrow period to be 30 days or less from acceptance.
7. Inspection contingencies to be 7 days from acceptance or less.
8. The buyer whose offer is accepted, will have the opportunity to have inspections. The Seller has attached sewer inspection reports from August 2025 and previous dates (before the cleanout was installed and the 90 degree access was upgraded) and will not give any credits for sewer repairs. Sewer currently works well and every 12 to 18 months

it may need hydrojetting or similar cleaning. The buyer will need to take this into consideration when writing the offer. The owner is not aware of any issues with the fireplace and chimney, but the fireplace and chimney are sold with the house as 'decorative only'.

9. The seller will not carry back any loan on the property.
10. Offers to be all cash, or cash to a new loan.
11. Any appraisals to be 11 days or less from acceptance.
12. Any loan contingencies to be 23 days or less, from acceptance.
13. Seller will consider a 2.5% commission of the final purchase price, to the selling broker.
14. Personal letters from prospective buyers to the Seller are acceptable.
15. Included items in the purchase are: Refrigerator, Washer, Dryer, Microwave Oven, Stove, potted plants. Window blinds, Fireplace screen, Ring security system with cameras and lights, two garage door clickers. Warranties and instruction manuals for nearly all appliances. The printed paper plans and permits of the completed main house will be included for the Buyer before close of escrow, and whatever drawings are available for the ADU to be included. If any RTI permits (ready to issue permits) for the ADU are received in escrow, the Seller will deliver them to the Buyer.
16. Excluded from the purchase : all furniture (belongs to ECD Staging company or the owner), rugs, art on walls inside the house and on the outside patio. Towels, soaps, brooms, artificial flowers and shrubs in vases and baskets. Spectrum WIFI and Cable system.

Any questions, please reach out to Eric at 310-849-4900.

Thank you for your interest.

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