

**5829-31 Tipton Way,
Los Angeles, CA 90042**



OFFER GUIDELINES

When advising your clients as to what to include in their offer, please consider the following terms as guidelines for your best chances of an accepted offer:

MANDATORY ITEMS:

Please submit offers by email to Jeff@Team805.com

Brokerage is Keller Williams Realty Calabasas

Submit Proof of Funds. No traditional financing accepted. Hard money ok.

Escrow to be Closed Escrow, Marcine Kline.

Title to be with First American Title, Lauren Greer.

No contingencies accepted.

Probate sale. Court Confirmation **REQUIRED. Subject to overbid at court.**

45 day escrow is best, subject to court's calendar.

SELLER PREFERENCES:

Sales price and non-contingent are main consideration.

Sellers are Trustees and never lived at the property. Only ESD to be provided.

One death on the property, in 2023, of natural causes.

Seller will not repair, give any credits or agree to any price concessions. Please take condition of home into account with offered price. Buyer to assume the property in strictly "As-Is" Condition.

Seller will review offers as submitted.

Please don't ask number of offers or what price is needed. Submit your client's best offer and terms. Then court confirmation and overbid.

No guarantee of receiving a counter offer.

Thank you!

Jeff Landau - DRE #01143512

Team 805 Real Estate - Keller Williams Calabasas