

# Offer Guideline Sheet

**Address:1637 Monterey Blvd**

**Offers Due: Monday June 27, 2022 at 10:00am**

**Seller reserves the right to accept any offer before deadline.**

**Seller will likely counter only the top offers, so please do your best.**

## **OFFER GUIDELINES:**

1. Please use the new RPA. Please submit offer in one PDF.
2. This is a co-listing. Please include both listing agents, Jessica Heredia DRE# 01349369 and L. Katie Machado DRE# 02034489.
3. Submit offers to Jessica Heredia & Katie Machado at [info@jessandkatesre.com](mailto:info@jessandkatesre.com).
4. If financing, provide a pre-approval letter and proof of funds to close.

If paying cash, please provide proof of liquid funds. Financial statements should include the buyer's name on them and be within the last month.

5. Seller requests that contingencies, if any, be as short as possible.
6. Include a Contingency Removal form indicating any contingencies that are being removed with the offer.
7. Inclusions: Stove, Refrigerator, Dishwasher
8. Seller selects services as follows: Chardonnay Escrow (Ann Nguyen) and Fidelity National Title (Matt Goeglein). NHD to be MyNHD.
9. Property is being sold in its current "as is" condition. Fireplace deemed decorative: there will be no credits or repairs on the fireplace/chimney.
10. Please do not submit personal letters.
11. Please **text Jessica at 310-913-8112 & Katie at 310-606-1852** to let us know that you've submitted. We will confirm receipt via email.

## **Please include the following in your offer email:**

1. How long have you been working with your client?

2. Have all decisionmakers viewed the property in person?

3. Do you have any outstanding offers on other properties for these clients, or is the client in escrow on any other properties?

4. Have your clients lost out on other properties?

**Thank you so much for submitting an offer!**

**We are happy to answer any questions.**

**Please text Jessica at 310-913-8112 or Katie at 310-606-1852 to set up a time to chat.**