

TO: All Agents

DATE: June 8, 2022

FROM: Ruth T. Mayeda, Coldwell Banker Realty (San Marino Office)

RE: Guidelines for Making an Offer – 1645 Morgan Lane, Redondo Beach, CA 90278

We are looking forward to receiving an Offer from you regarding 1645 Morgan Lane in Redondo Beach. The following information is Seller's preference:

- 1) A brief introduction about the Buyer.
- 2) Buyer to deposit with escrow a minimum of 3% good faith deposit of the Purchase Price upon acceptance.
- 3) Offer to include a Lender Preapproval Letter with Verification of Funds of the down payment.
- 4) ALL CASH OFFERS must include verification of funds, and the funds must be deposited in a United States Bank.
- 5) All contingencies to be removed within 8 days or sooner.
- 6). Services: West Coast Escrow (Connie Cheung) and Equity Title (Mike Ojeda)
- 7) Buyer to verify and satisfy themselves of all information.
- 8) Property is Sold in its present condition and no credits or adjustments in the purchase price to be made.
- 9) Close of escrow - 30 days or sooner upon acceptance.

- 10) Buyer to read, sign and date the Prelim, NHD, and Termite and Home Inspection Reports:
Prelim _____; NHD _____; Termite _____; and Home Inspection _____

All Offers are to be emailed with a copy of your business card to:

Ruthmayeda1@gmail.com by Friday, June 10, 2022, at 10:00 a.m. Seller will review all Offers and respond within 48 hours. Buyers to present their BEST Offer, as Seller may NOT issue a Counter Offer.

Good Luck to All!

Ruth T. Mayeda

Coldwell Banker Realty
Ruthmayeda1@gmail.com

(626) 390-0424

DRE #01181054