

COMPASS

1718 S Ogden Drive OFFER GUIDELINES

OFFER GUIDELINES:

1. Please submit offer in one PDF on updated RPA form.
Seller is : 3930 Olmsted LLC
2. Submit offers to samira@theartofhouses.com
3. If financing, provide a pre-approval letter (**issued within the last 2 weeks**) 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 (or corresponding gift letter, if applicable) **and be within the last month.**
4. Seller requests that contingencies, if any, be as short as possible.
5. Include a Contingency Removal form indicating any contingencies that are being removed with the offer.
6. Seller is paying up to 2.5% buyers agent commission, depending on price and terms presented. Please include any needed information with your offer.
7. Included: stove, fridge, dishwasher, washer, dryer, microwave, bathroom mirrors, cafe lights, window coverings, Ring doorbell - all provided on an as/is basis, no monetary value.
Exclusions: staging, outdoor furniture, firepit, potted plants.
8. Fireplace is deemed decorative. Seller will not make repairs or provide credits for fireplace/chimney.
9. Seller selects services as follows: Escrow : Glenoaks Escrow (Kilita Smith). Title Lawyers Title (Frank Winburne). NHD to be MyNHD.
10. Please do not submit personal letters.
11. Please **text Samira at 818-642-9622** to let me know that you've submitted. I will confirm receipt via email.
12. No blind offers, please. All decision makers should have seen the property.

A full set of presale inspections and seller disclosures (including NHD and prelim) will be provided with counter offers.

*Seller reserves the right to accept an offer prior to deadline -
please reach out if your client is interested.*

Please include the following in your offer email:

1. How long have you been working with your client?
2. Have all decision makers seen the property?
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!
I'm happy to answer any questions.
Please text Samira to set up a time to chat - 818-642-9622**