

BROCK & LORI

Thank you for your interest in the property located at 795 E Kensington Rd, Los Angeles, CA 90026. Before submitting your offer, please review the below offer guidelines.

Offer Guidelines

- Please write your offer on the RIPA (Residential Income Property Purchase Agreement) and include the following forms:
 - TOPA (Tenant Occupied Property Addendum)
 - Seller's Intent to Exchange Addendum, signed by Seller and included in the MLS docs
- All offers should be submitted via email to Brock Harris at brock@brockandlori.com, and please cc: Angela Somawardhana at admin@brockandlori.com. Once submitted, please text Brock at (213) 842-7625 and Angela at (323) 305-9000 to confirm the offer was received.
- Please include the following terms in your offer:
 - Seller Names: Occidental Rentals, LLC
 - Escrow to be Seller's Choice
 - Title to be Seller's Choice
 - Each Party to Bear their own Fees and Costs
 - Inclusions: stove/oven combos, refrigerators, washer/dryers. *Any items checked in RPA Section 3(P)(1) not included in this list shall be excluded from sale.*
- Offers must include: Loan Pre-Approval; Proof of Funds. The loan pre-approval letter must reflect the Purchase Price and a statement that the loan pre-approval is valid for a minimum of three (3) months from the date of submission of offer.
- If your client's offer includes financing, please provide the lender's contact information in your cover email and cc: the lender on your email submission
- Fireplaces are considered ornamental. Sellers shall not issue any credits or make any repairs for chimneys/ fireplaces.
- The Seller will not accept nor review any personal letters from the Buyers, so please do not include them as part of your offer package.

If you have any questions regarding your submission, please feel free to contact Brock Harris at (213) 842-7625.

