

## Offer Guidelines

Thank you for your interest in 1836 Hi Point and suggest the following to be included for a strong offer:

### Services:

- AP Escrow Advantage – Aida Kirakosyan
- Stewart Title Company | Chris Ocampos- Title Officer
- Home Warranty - Fidelity Home Warranty - Duncan Cory - Main House (CRES Enhanced Plus plan ) + ADU (Comp Plus Plan + fridge) HW coverage- total not to exceed \$1,290
- CRES MyNHD
- Standard Sale
- Seller selects all services

### Offer Details:

- Seller – Omeed Hakimi and Rachel E. Saadt
- Escrow to close 25 days or less
- Inspection Contingency –7 days (or sooner) Appraisal Contingency- 10 days (or sooner)
- Loan Contingency- 12 days (or sooner)
- 3% deposit to be wired into Escrow within 2 days of Acceptance
- Seller is paying up to 2.5% buyers agent commission, depending on price and terms presented.
- All tv's, outdoor staging and fire pit are excluded from the sale

### Include with your offer:

- Pre-Approval, FICO scores and Proof of Funds
- All offers & supporting docs should be submitted in one pdf file
- Please submit offers to: [Laura@LauraAndersonRealtor.com](mailto:Laura@LauraAndersonRealtor.com) **and** [Hello@LauraAndersonREgroup.com](mailto>Hello@LauraAndersonREgroup.com)
- Buyer to review seller's disclosures and available reports under Listing docs on the MLS prior to submitting an offer. Include RFR with offer. Certificate of Occupancy for ADU provided
- Buyer to do due diligence regarding all permits and records.
- Main House - 2,221 sf + ADU 486 sf. with separate address - 1836 1/2 Hi Point
- Fireplace New and Sold As-Is - No Credits, Repairs or price reduction will be issued
- Include the BRBC if you're asking that the seller pay the buyers agent commission.
- Please submit offer in one PDF on updated RPA form. Please do NOT submit Personal Letters.
- 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 (or corresponding gift letter, if applicable)

### Agents: (Please include with your offer)

- How long have you been working with your client?
- Have all decision makers seen the property?
- Have you worked with your buyer's lender before?
- Are there any details we should know regarding your offer?