

OFFER GUIDELINES:

- Include CAR Form SUM-RPA ("Summary of Offer") as the FIRST document of your offer package.
- Send your documents in one PDF (not multiple attachments); not to exceed 10MB.
- Close of escrow to be 35 days (or less) with financing; 21 days (or less) with cash.
- 7 days (or less) for buyer investigations, 14 (or less) for appraisal (if applicable), 17 (or less) for loan (if applicable).
- Buyer's initial deposit to equal 3% of agreed-upon purchase price and to be deposited within 1 business day of acceptance.
- Financed offers must include a pre-approval letter, FICO scores, and proof of funds to close. Cash offers must show proof of liquid funds exceeding the offering price.
- Escrow: Seller's choice.
- Title: Fidelity (B. Miller).
- NHD: Solutions for Property Platinum Report (M. Scarpiello).
- Home Warranty: Buyer's choice, not to exceed \$650 (from seller).
- Offers or counter offers including escalation clauses will not be considered.
- Offers including a contingency for the sale of another property will not be considered.

A deviation from these guidelines may result in a lack of response from the seller.

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