

Thank you for your interest in the property located at 7520 White Oak Ave, Lake Balboa, CA 91406. Before submitting your offer, please review the offer guidelines below.

Offer Guidelines:

- *Offers will be forwarded to Seller as received, please submit all offers no later than **August 12th at 2pm.***

All offers should be submitted via email to Antonia Pennington at antonia@rileyre.com. Please confirm your submission via text at 818.274.4685

- *Please include the following items and terms in your offer:*

Seller(s) Names: Farah V. Lindsay and Newsha Lindsay

Escrow to be : Escrows For You, Inc – Chana DeLuca

(Each Party to pay their own Escrow Fees and Costs)

Title to be : California Best Title – Lynne Vinkovic

NHD to be : Property ID MAX– Angel Perez

Home warranty not to exceed \$850

Inclusions: stoves, ovens, refrigerators, washers, dryers, dishwashers, built-ins, curtain rods, bathroom mirrors, and potted plants.

Exclusions: all furnishings and art

- *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 the 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. Successful offer to be cross qualified with the seller's preferred lender before the opening of escrow.*

- *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.*

- *Fireplaces are considered ornamental. Sellers shall not issue any credits or make any repairs for chimneys/ fireplaces or hot tub.*

- *No escalation clauses, please. Just give it your all! Any escalation clause included will be excised from the offer. The seller will counter*

with the following documents: Seller disclosures, the NHD, 9A and Preliminary title report.

If you have any questions regarding your submission, please feel free to contact Antonia Pennington at (818) 274.4685 or antonia@rileyre.com