



## OFFER GUIDELINES

**For inquiries or for offer submission questions, please contact Brooke McCreary:  
brooke.mccreary@gmail.com | 734-657-5248**

Address: 311 Kirby St, Los Angeles, CA 90042

APN: 5486-016-010

Seller: Liberty Phoenix

Listing Broker: ACME Real Estate #01906442

Please include on all offer submissions: Brooke McCreary

brooke.mccreary@gmail.com | 734-657-5248

Listing Agent: Liberty Phoenix #02242043

Seller Preferred Services:

- Chicago Title (Philip Waterman)
- Glen Oaks Escrow (Nazeli Grigorian)
- Disclosure Source NHD

Seller Preferred COE: 30 days or less

Possession: upon notice of recording

Included: Refrigerator, washer, dryer, stove, dishwasher, toaster oven

Excluded: none

Offer Package:

- One PDF File emailed to brooke.mccreary@gmail.com (cc'ing liberty@acme-re.com). Please text (734) 657-5248

to acknowledge receipt.

- Seller requests no buyer letters – they will not be presented
- pre-inspection reports are available upon request. Please contact Brooke
- Proof of funds from U.S. institution dated 30 days or less or current (within 30 days) loan pre-approval letter, DU approved preferred.

-Broker and broker agents do not represent or guarantee accuracy of the square footage, bedroom or bathroom count, lot size/dimensions, permitted or un-permitted spaces, or other information concerning the conditions or features of the property. Buyers are advised to independently investigate all aspects of the property (including but not limited to) permits and uses, bed/bath counts, square footage, schools etc. Buyer to verify the accuracy of all information provided through personal inspection & with appropriate professionals to Buyer's complete satisfaction.

# ACME

REAL ESTATE