



### **3404 + 3406 Glenalbyn Drive | OFFER GUIDELINES**

- Offer Packet to be emailed in a single PDF to: [kimberly@rrteamla.com](mailto:kimberly@rrteamla.com) and [mstellino@surterreproperties.com](mailto:mstellino@surterreproperties.com)
- Seller's Info: Le Fem D'vin LLC
- Proof of Funds + Pre-approval [if financing] dated within 1 month of offer
- Buyer's Name and Date must appear on all proof of funds + pre-approval
- Any waived contingencies, please include completed CR-B1
- Inclusions: All Appliances

### TIMELINE PREFERENCES

- 30 Day Close of Escrow or less
- Inspection Contingency to be 7 days or less
- Appraisal Contingency [if any] to be 12 days or less
- Loan Contingency [if any] to be 14 days or less
- EMD to be 3% of the purchase price by wire within 3 business days of acceptance

### SERVICES

- Escrow: Los Feliz Escrow, Jackie Giese
- Title: Fidelity Title, Emi Tsuji
- NHD: My NHD

Seller's Agent 1 | Kimberly Brill | DRE 02046785  
R+R Real Estate | KWLF | [kimberly@rrteamla.com](mailto:kimberly@rrteamla.com)

Seller's Agent 2 | Manny Stellino | DRE 00912924  
Surterre Properties Inc | [mstellino@surterreproperties.com](mailto:mstellino@surterreproperties.com)