



Offer Guidelines + Lender Information

257 1/2 Isabel Street | 1BD 1BA 1 Car Garage

Email Offer Package in one PDF: kimberly@rrteamla.com

APN: 5406-011-020

Sellers Name: Colleen Mullen

Escrow length:

- 30 days, financed
- 15 days, cash

Escrow: Los Feliz Escrow, Jackie Giese.

Title: Fidelity National, Emi Tsuji

Home warranty: Buyers choice

EMD: 3%

OFFER PACKAGE: Submit offer, proof of funds, and buyer's pre-app letter from one of the approved TIC lenders (list below). If your client is unable to submit a TIC lender pre-app by the first offer deadline, don't worry. Please submit the offer without it and know this: Pre-app with a TIC lender is required prior to acceptance. Therefore, the SCO/SMCO will require a TIC lender pre-app with the buyer's final BCO.

APPROVED TIC LENDERS:

CD Home Loans: Carrie Diaz, Senior Mortgage Advisor, NMLS 355018

Cell: 310-600-9783 carrie@cdhomeloans.com <https://cdhomeloans.com>

Meriwest Mortgage LLC: Henry T. Jeanes, Mortgage Home Loan Consultant

Cell: 415.990.5620 hjeanes@meriwest.com (NMLS #657755) Down Payment: 15% minimum

National Cooperative Bank: Jeremy J. Morgan, Senior Vice President & contact for all TIC loans

Cell: 415.238.5904 jmorgan@ncb.com (NMLS #507536) Down Payment: 25% minimum

American Pacific Mortgage: Michael Belfor, Mortgage Loan Officer & American Pacific's Point of contact for all LA TIC loans Cell: 949.577.6449 mbelfor@apmortgage.com (NMLS #1850) Down Payment: 15% minimum

Good news, many loan officers now have the ability to help their clients with Fractional TIC Loans! Check with your preferred lender.