



Jerry & Rachel
FINE HOMES AND INVESTMENTS

OFFER SUBMISSION SPECIFICATIONS

12616 Bonaparte Avenue, Los Angeles, CA 90066

Thank you for writing an offer on our listing. We appreciate and look forward to the opportunity to work with you.

OFFER AVAILABILITY/DEADLINE:

If the property shows active on MLS, then it is active. DEADLINE FOR OFFERS IS TUESDAY 12 PM OCTOBER 7TH. Seller will respond to offers after the deadline date.

INSTRUCTIONS:

- 1) Please submit all offers via email email to jerryandrachelteam@gmail.com
- 2) Text 424.242.8856 following submission to confirm the offer was received.
- 3) Please email your entire offer contents as 1 PDF only. Please attach the PDF with your email. DO NOT INCLUDE MULTIPLE ATTACHMENTS! JUST 1 SINGLE PDF PLEASE.
- 4) In your PDF, include:
 - Purchase Agreement
 - Buyer Representation Agreement
 - Pre-Approval Letter (if your client is obtaining financing)
 - Proof of Funds (dated within the last 30 days)
 - Optional Personal Letter
 - Optional Cover Letter

RECOMMENDED OFFER TERMS:

1. Initial Deposit: 3% deposit
2. Appraisal Contingency: No Appraisal Contingency
3. Loan Contingency: No Loan Contingency
4. Inspection Contingency: As short as possible, or waived.
5. Escrow to Close: Sooner the better. 17 days or less, if possible.
6. Escrow Company: Each to pay their own – Los Feliz Escrow / Jackie Giese
7. Title Company: Seller to pay for Owner's policy – Chicago Title / Nathan Stark
8. Home Warranty & City Compliance/9a: If needed, select buyer to pay.
9. Natural Hazards Disclosure Report: Seller to provide basic report only (seller's choice).
10. Liquidated Damages & Arbitration: MUST BE INITIALED!
11. (Optional) If waiving any contingencies, please attach a CR form with offer
12. (Optional) If Buyer is buying as-is, please re-iterate in ADDITIONAL TERMS:
"Buyer is buying the property as-is"
13. SELLER'S NAME: "Edward Richter, Trustee of THE WATANABE TRUST"

DISCLOSURES:

Please see docsmanager on MLS for disclosures, including Trust ESD & Preliminary Title Report.