



Jerry & Rachel
FINE HOMES AND INVESTMENTS

OFFER SUBMISSION SPECIFICATIONS

1811 S. Burnside Ave, Los Angeles, CA 90019

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

SELLER SCHEDULE: For any offers, please send on or by SATURDAY, SEPT 19TH @ 3 PM.

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
 - Proof of Funds (dated within the last 30 days)
 - Optional Cover or Introduction Letter

RECOMMENDED OFFER TERMS:

1. Initial Deposit: 3% deposit
2. Appraisal Contingency: No Appraisal Contingency
3. Loan Contingency: No Loan Contingency
4. Inspection Contingency: Sooner the better. Less than 10 days if possible.
5. Escrow to Close: 25 days if possible. Can write sooner if that is buyer's preference.
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: None offered
9. Natural Hazards Disclosure Report: Seller to provide from seller's choice.
10. Liquidated Damages & Arbitration: MUST BE INITIALED!
11. If waiving any contingencies, please attach a CR form with offer
12. If Buyer is buying as-is, please re-iterate in ADDITIONAL TERMS:
"Buyer is buying the property as-is"
13. Seller will consider buyer agent concession. Include your requested amount in offer.
14. SELLER'S NAME: "Michelle S. Rogalla"