

Offer Instructions

**6227 Randi Ave, Woodland Hills, CA 91367
APN 2146-002-163**

Please email offers to: **laura.hartley@kw.com** & include all requested forms in ONE PDF.

Document Name to be: OFFER Buyer's Last Name - 6227 Randi Ave

Offers due Wednesday, 7/22, at 10am

Seller Name: Cody J Bartos-Ortiz and Francisco Ortiz

Listing Agent: Laura Hartley DRE #02124190

Listing Brokerage: Keller Williams Realty, DRE #01854035

Contact Info: (951) 219-1032 - Laura.Hartley@kw.com - 23670 Hawthorne BLVD Suit 100
Torrance CA 90505

Seller Preferred Terms:

Close of Escrow: 30 days (or quicker if Buyer is able)

Contingencies Shortened/removed if buyer is able

EMD to be 3% of the purchase price delivered in 1 business day

NHD to be Property ID

Escrow to be Pacific Coastline Escrow: Lisa Molina

Title to be First American: Angie Tang

Home Warranty to be buyer's choice

Inclusions: Washer, Dryer, Refrigerator, Oven/Stove, Microwave, Home Theater System

Please include the following with your offer and submit them together in ONE PDF:

1. Residential Purchase Agreement (RPA) & all attached CAR form advisories & addenda
2. Market Conditions Advisory (MCA)
3. Pre-approval letter, if Buyer is obtaining a loan & Proof of Funds for ALL funds required to close Escrow

The sellers do not guarantee that they will counter all offers so please have your buyers put their best foot forward when submitting their offers

Neither Seller nor Listing Agents guarantee any facts or figures, including but not limited to permits, school district, rentability, bed/bath count & square footage. Buyer to investigate ALL matters concerning the property to satisfy self & make any offer dependent solely on their own findings.