Empower
REAL ESTATE

MLS ADDENDUM

3115 Piedmont Avenue

Glendale, California 91214

APN 5610 008 135 COUNTY Los Angeles LISTING OFFICE Empower Real Estate, DRE #01507986
LISTING AGENT Ed Sanchez, DRE #01293683

The multiple listing service restricts the length and wording of listing remarks. The seller's required listing verbiage is therefore reproduced here in full, and this addendum is to be read together with the MLS listing for this property.

Required Listing Verbiage

1. This property is eligible under the First Look Initiative. All Owner Occupant offers will be responded to after 7 days on the market and Investor offers will be responded to after 30 days. However, all offers can be submitted during the First Look period.
2. All offers must be entered through propoffers.com.
3. An offer management fee of $200 (plus sales tax, where applicable) is charged by Pyramid Platform in connection with the use of Propoffers.com. This fee will be paid at closing from the agent representing the buyer as selling agent or transaction broker.
4. Subject to seller addendum.
5. For financed offers EMD to be 1% or $1000 whichever is greater and for cash offers EMD to be 5% or $5000 whichever is greater.
6. All offers are subject to OFAC clearance.
7. A viewing release must be signed and returned to our office before showing this property. The release is the last page of the listing agreement document.