

# COMPASS

## **Preferred Offer Guidelines – 2055 N Gramercy Pl, Los Angeles, CA 90068**

**Re: 1B** APN: 5587-021-027

**Re: 2B** Agent: Laura Pardini, DRE #01066709 | Additional Agent: Monet Berger, DRE #02032913, Compass DRE #01991628

**Re: 3B** Close of Escrow: 30 days or less

**Re: 3D(1)/5A(1)** 3% deposit to be wired within one business day of acceptance

**Re: 3L(1)/8A** Loan Contingency: 15 days or less (if applicable)

**Re: 3L(2)/8B** Appraisal Contingency: 12 days or less (if applicable)

**Re: 3L(3)/8C,12** Buyer Investigation & Informational Access: 10 days or less

**Re: 3L(4–8)** All other contingencies: 10 days or less

**Re: 3P(1)** Included: Stove(s), oven(s), stove/oven combo(s), Refrigerator(s), Wine Refrigerator(s), Washer(s), Dryer(s), Dishwasher(s), Microwave(s), Video doorbell(s), Smart Home Control Devices, Wall mounted brackets for video or audio equipment, bathroom mirror(s), Potted trees/shrubs

**Re: Q(1)** Natural Hazard Disclosure: MyNHD

**Re: Q(7)/19B** Escrow Holder: Chartwell Escrow – Cheryl Lindsey

**Re: Q(8)/13** Title Company: Consumer's Title Company – Freedom Ozog

**Re: R** Wall holes from wall art and similar items not to be repaired

**Re: 33D** Emmanuel Roman

A pre-approval letter (if financing) and proof of funds to be submitted with the offer  
Seller to consider compensation to Buyer's Agent up to 2.5%.

**Note:** Any pre-inspections provided by the seller are for informational purposes only. Broker and Agent make no representations or warranties. Buyers are advised to conduct their own independent inspections and investigations.

Offers to be emailed to: [laura.pardini@compass.com](mailto:laura.pardini@compass.com) and [monet.berger@compass.com](mailto:monet.berger@compass.com)

**Agents:** Please confirm that all decision-makers have seen the property and whether there are any outstanding offers on other properties.

Thank you.