

Offer Guidelines
2126 Daly St.
Los Angeles, CA 90031

Offers Due presented as they come. Allow Seller 2 business days to respond.

Email Offers: ADAM@FLOW.LA and TC@FLOW.LA with subject "OFFER 2126 DALY LOS ANGELES"

General Guidelines

- Buyer to do all reasonable inspections and due diligence, including but not limited to verification of SF, permits, zoning, rentability, insurability.
- Seller has hired an engineer to draw up plans. The plans have not yet been submitted to LADBS. Plans will be included in the sale.
- Property has code violations that need to be cleared. **Property to be sold in 'as-is' condition with code violations in place. Seller will not cover the cost of repairs. Please write the offer accordingly.**
- **Offers with loans: Property will not qualify for conventional financing.** Please include direct lender pre-approval, proof of funds in excess of the down payment, and buyer's ficos. No incomplete offers will be considered.
- **Cash Offers: CASH OFFER PREFERRED.** Please include proof of funds in excess of the purchase price.
- **Proof of funds:** must be in USD, must be sufficient to cover the down payment or purchase price (cash offers), and must be in the name of the buyers. If any portion of the funds are gifted, a gift letter and proof of lender's approval of gifted funds will be required.
- **NO WHOLESALERS. NO ASSIGNMENTS. NO BLIND OFFERS.**

Specific Offer Guidelines

3B: Escrow to be 30 days or less.

3K: 0 days for assignment request. No wholesaling, no assigning contracts.

3Q(1): NHD: My NHD

3Q(7): Escrow to be Lotus Escrow, Jimmy Lam

3Q(8): Title to be Consumer's Title, Joe Haggerty

3R: Property to be sold in 'as-is' condition.

Thank you for offering. There is no guarantee the seller will respond to your offer. **NO INCOMPLETE OFFERS WILL BE CONSIDERED.** Good luck!