



OFFER GUIDELINES

PROPERTY ADDRESS: 3517 Ellsworth Street, Los Angeles, CA 90026

EMAIL SUBJECT TITLE: OFFER - 3517 Ellsworth LA - [Buyer's Last Name]

OFFER DEADLINE: Tuesday, 2/24/26 at 12:00 pm.

SELLER NAME: Home Service LLC

LISTING AGENT: Evelyn Keung, DRE# 01938294 & Clarence Yeung, DRE# 01897557

LISTING BROKERAGE: eXp Realty, DRE# 01878277

CONTACT INFO: Evelyn Keung 213-359-8388 / Clarence Yeung 626-696-0115

SELLER'S PREFERRED TERMS:

- Earnest Money Deposit: 3% by electronic funds transfer
- Close of Escrow: 30 days (or quicker if buyer is able)
- Escrow: Glenoaks Escrow - Jaclyn Fong (each to pay their own fees)
- Title: First American Title - Angie Tang
- NHD Report: First American NHD - Brandon Savransky
- Home Warranty - Home Warranty of America - Yunita Wu
- Inclusions: Stove, Dishwasher
- Exclusions: Staging furniture

Please email offer to: Clarencechiyeung@gmail.com and evelynkeung@gmail.com including pre-approval letter and proof of funds in one PDF.