



Thank you for your interest in the property located at **1115 N. Beverly Glen Blvd.**

Before submitting your offer, please review the following offer guidelines.

All offers will be reviewed by Seller as they are received. A preliminary title report, NHD, and 9A report will be provided upon request.

If you intend to write an offer or have any questions regarding your submission, please contact Collin Ellingson at (310) 699.1858 or CollinEllingson@Compass.com

Guidelines for Offer Submission

- Please submit all offers to **Offers@CoastalHomesLA.com**

Once your client's offer is submitted, please text Collin at (310) 699-1858 to confirm the offer was received.
- TPS and SPQ can be provided upon request, prior to offer submission.
- Please include a Cover Letter (email) with a summary of key terms when submitting, and answer the following questions:
 - Have all decision makers toured the property in person, including the ADU?
 - Is the buyer/agent aware that the ADU currently has a tenant lease in place until 08/31/2026 and that the rental unit is subject to RSO?
 - Is the buyer/agent aware that the ADU is separately metered for electricity, but that the property has a shared meter for water and gas?
- Please include the following items and terms in your offer:
 - Seller(s) Names: The Selman-Chapman Living Trust dated May 4, 1989 and Julia C. Selman
 - Escrow to be Seller's Choice – Maria Namba, Chartwell Escrow
 - Title to be Seller's Choice – Consumer's Title (CTC)
 - Earnest Money Deposit: 3% of purchase price
 - Natural Hazard Zone Disclosure Report provided by SnapNHD



- Each Party to pay their own Escrow Fees and Costs
- Inclusions: **Main home:** range/oven, microwave, refrigerator, washer, dryer, dishwasher. **ADU:** range/oven, microwave, refrigerator, combo washer/dryer,
- **For offers with financing:**
 - Offer Package must include a Loan Pre-Approval and Proof of Funds showing funds sufficient to cover, at minimum, the down payment and all fees/costs. The loan pre-approval letter must reflect the Purchase Price and state that the loan pre-approval is valid for a minimum of three (3) months from the date of submission of the offer.
 - Buyers are welcome to obtain a pre-approval through Kevin Cravens, VP of Mortgage Lending at Rate.com, 815 565 9100, kevin.cravens@rate.com, who is familiar with the property. Use of this lender is optional and not a requirement for offer consideration. Buyers may use any lender of their choice.
 - Please provide the lender's contact information in your cover email and cc the lender on your email submission.
- **For cash offers:**
 - Please include proof of funds (i.e. statements, etc. or a letter from the Buyer's CPA showing sufficient funds for the Purchase Price and all fees/costs with the offer package.
- The Seller has elected to not accept or review any personal letters from the Buyers, so please do not include them as part of your offer package.