



INSTRUCTIONS FOR SUBMITTING AN OFFER ON A PROBATE LISTING

1. The offers are “As-Is” and not to contain any contingencies, i.e., financing, inspections, appraisal or any approvals;
2. The Buyer should do all of their own due diligence (including inspections, etc.) prior to submitting an offer.
3. The Seller will select all services;
4. The Buyer will be responsible for any repairs after the close of escrow;
5. The Buyer will be responsible for the termite work after the close escrow;
6. The Buyer will be responsible and pay for any smoke detectors, water heater strapping or any retrofitting prior to the close of escrow;
7. The sale of the real property is subject to a 15 day Notice of Proposed Action; Close of escrow to be 30 days unless there is an objection made, then court confirmation may be required (see addendum #2).
8. **All Offers must be accompanied by verification of the 10% deposit;**
9. **Deposits** are to be **10% of the offer submitted within one (1) business day of acceptance** (Please see Addendum in pre offer packet to see who to make the check payable to);
10. It is important that your offer reflect the exact vesting of your buyer (no assignees or “to be determined in escrow”);
11. Attach a removal of all contingencies form with your offer;
12. To submit an offer go to www.OffersLA.com which includes the pre offer packet that is to be submitted with your offer.

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