



459 S Lorena St, Boyle Heights  
Offer Guidelines (for Agents)

- Property is the upper unit in a 2-unit Tenancy in Common (TIC) property. Please ask our team if you have any questions about TICs. We're happy to help!
- EMD to be 3% of purchase price.
- Inspection contingency to be 10 days or shorter.
- Loan and appraisal contingencies, if any, to be 14 days or shorter.
- Home warranty is not to exceed \$750 (buyer's choice).
- Fireplace is decorative only.
- If obtaining a loan, buyers will need to work with a TIC lender. Please see the list attached to the MLS of TIC lenders currently active in the LA area.
- Disclosures will be sent out with counters.
- Escrow to be Vanessa Perez at Chartwell Escrow
- Title to be Pam Wood at Provident Title
- NHD to be SnapNHD
- Please submit RPA, pre-approval, FICO scores, and proof of funds to [lexi.newman@compass.com](mailto:lexi.newman@compass.com) & [syd.shook@compass.com](mailto:syd.shook@compass.com)