

Offer Guidelines
2811 Dell Ave
Los Angeles, CA 90291

Offers presented as they come

Email Offers: ADAM@FLOW.LA & TC@FLOW.LA with subject "OFFER 2811 DELL AVE LOS ANGELES"

General Guidelines

- **Seller's Name:** Knud Heinert
- **Offers with loans:** 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:** Please include proof of funds sufficient to cover 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.
- **Property to be sold in 'as-is' condition. Seller will not cover the cost of repairs. Please write the offer accordingly.**
- **NO BLIND OFFERS. NO WHOLESALERS. NO ASSIGNEES.**
- **Please review due diligence items and sign receipt for reports along with the offer:**
https://drive.google.com/drive/folders/1Irm8qfho-dYgnqA_fhZf_Yd9i7eV0ZV4

Specific Offer Guidelines

3B: Escrow to be 30 days or less.

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. Closing subject to the seller being issued an ITIN.

Thank you for offering.

There is no guarantee the seller will respond to your offer. Incomplete offers will not be considered. Good luck!