

# 5926 Cleon Ave

## Offer Guidelines

Thank you for you and your client's interest in this property. Point of contact for any questions is listing agent Todd Pivetti with KW Hollywood Hills who may be reached at 323-804-8167 and [toddpivetti@kw.com](mailto:toddpivetti@kw.com)

- All offers must be on C.A.R. forms.
- All offers must be submitted in ONE PDF file including pre-approval and proof of funds.
- All offers to have the Arbitration and Mitigation portions initialed by all buyers.
- Buyer letters will not be presented.
- Deposit to be 3%
- Escrow to be 30 days or less
- Escrow Officer to be Kim Hanson with Claremont Escrow.
- Title to be Rick Garcia with Monarch Title
- Sale is Contingent on Sellers finding a replacement home.
- Home is sold as is, where is.

*Broker and broker's agents do not represent or guarantee the accuracy of the square footage, lot size/dimensions, permitted or unpermitted spaces, or other information concerning the conditions or features of the property. The buyer is advised to independently verify the accuracy of all information through personal inspection & with/ appropriate professionals to satisfy themselves & rely only on that. Property is sold as is and where is.*