

# BROCK & LORI

Thank you for your interest in the property located at 1108 E Palm St., 91001.

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

Offers will be reviewed as they are received. A preliminary title report and NHD will be provided with counteroffers.

If you have any questions regarding your submission, please contact Nick LaKind at (310) 228-7472 or [nick@brockandlori.com](mailto:nick@brockandlori.com).

## **Guidelines for Offer Submission**

- All offers should be submitted via email to Nick LaKind at [nick@brockandlori.com](mailto:nick@brockandlori.com).  
  
Once your client's offer is submitted, please text Nick at (310) 228-7472 to confirm the offer was received.
- Please include a Cover Letter with a summary of key terms when submitting, and answer the following questions:
  - How long have you been working with your client?
  - Have all decision makers toured the property in person?
- Please include the following items and terms in your offer:
  - Seller(s) Names: Ocean Development, Inc.
  - Escrow to be: Adriana Gutierrez, Allstar Escrow Company
  - Title to be: Andy Vigil/Sal Cabrera, Lawyers Title
  - Natural Hazard Zone Disclosure Report provided by SnapNHD
  - Each Party to pay its own Escrow Fees and Costs
  - Inclusions: stove/oven combo, refrigerator, wine or beverage refrigerator, washer, dryer, dishwasher, microwave, video doorbell, living room TV, Sonos TV sound bar and its components, wall-mounted brackets for video or audio equipment, and bathroom mirrors. *Any items checked in RPA Section 3(P)(1) not included in this list shall be excluded from sale.*
- No escalation clauses, please, just give it your all! Escalation clauses can cause issues with dual escalation clauses; we therefore don't accept them at all.
- For offers with financing:



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- Offer Package must include a Loan Pre-Approval and Proof of Funds showing funds sufficient to cover, at a 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.
- 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 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 will not accept or review any personal letters from the Buyers, so please do not include them as part of your offer package.