



Guidelines for Writing Offers for the Property at:
4828 Zella Place, Los Angeles, CA 90032
APN: 5216-001-008

Please email offers to: admin@estherclausonrealestate.com & include all requested forms (see below) in ONE PDF.

Document Name to be: **OFFER Buyer's Last Name – 4828 Zella Place**

Please include the following with your offer and submit them together in ONE PDF:

- Residential Purchase Agreement (RPA) & all attached CAR form advisories & addenda
- Market Conditions Advisory (MCA)
- Proof of Funds for ALL funds required to close Escrow
- Lender Pre-approval

We will begin to review offers on Wednesday, 5/13, at 12 pm

This is a trust sale.

Entity Seller: Woi Sin Woo Living Trust

Legally Authorized Signer: Lorraine Faber, Trustee

Listing Agent: Esther Clauson, #02031778
(626) 244-7480

Listing Brokerage:

Keller Williams, Los Angeles #02325250
963 Colorado Blvd.
Los Angeles, CA 90041

Seller Preferred Terms:

- **Earnest Money Deposit:** 3% to be due in 1 day
- **Close of Escrow:** Shortest possible
- **Escrow:** Heidi Smith/ Southland Escrow Partners
- **Title:** Nathan Stark at Chicago Title
- **NHD Report:** Disclosure Source (Zabrina Carroll)
- **Home Warranty:** Buyer's choice or Fidelity National Home Warranty (Zabrina Carroll)
- **Inclusions:** Stove, Washer
- **Exclusions:** Window coverings

Please contact admin@estherclausonrealestate.com or Text 626-244-7480 with any questions.

Information provided is deemed reliable but is not guaranteed. Neither the listing agent nor the brokerage shall be held responsible for any inaccuracies or typographical errors. Buyers and their agents are advised to perform their own due diligence to verify the accuracy of all information to their satisfaction, including but not limited to square footage, lot size, property features, permits, and school information.