

# COMPASS

## 4260 S Norton Avenue OFFER GUIDELINES

Offer deadline: Tuesday, May 19 at 3:30 pm

### OFFER GUIDELINES:

1. Submit offers to [samira@theartofhouses.com](mailto:samira@theartofhouses.com) and [christie@christiemccollum.com](mailto:christie@christiemccollum.com). Please **text Samira and Christie at 818-642-9622 and 323-605-1633** to let us know that you've submitted. We will confirm receipt via email.
2. Please submit offer in one PDF using the updated RPA form.
3. If financing, provide a pre-approval letter (**issued within the last month**) and proof of funds to close. If paying cash, please provide proof of liquid funds, in US dollars. Financial statements should include the buyer's name on them (or corresponding gift letter, if applicable) **and be within the last month**.
4. Seller requests that contingencies, if any, be as short as possible.
5. If waiving contingencies in the offer, please include a corresponding Contingency Removal form.
6. Included: stove, fridge, dishwasher, washer, dryer, window coverings, bathroom mirrors - all provided on an as/is basis, no monetary value. Exclusions: staging, outdoor furniture, firepit, potted plants.
7. Seller selects services as follows: Glen Oaks Escrow (Kilita Smith) and Consumers Title (Freedom Ozog). NHD to be Premier NHD.
8. Property is being sold in its current "as is" condition. Please do not include any termite requests.
9. Fireplace is considered decorative - seller will not issue credits or make repairs.
10. Please do not submit personal letters.
11. No blind offers, please. All decisionmakers should have seen the property.

**A full set of pre-sale inspection reports and seller disclosures (including NHD and prelim) will be provided with counter offers.**

***Seller reserves the right to accept an offer prior to deadline -  
please reach out if your client is interested.***

### **Please include the following in your offer email:**

1. How long have you been working with your client?
2. Have all decision makers seen the property?
3. Do you have any outstanding offers on other properties for these clients, or is the client in escrow on any other properties?
4. Have your clients lost out on other properties?

**Thank you so much for submitting an offer!**

**We're happy to answer any questions. Please text Samira to set up a call - 818-642-9622**