



OFFER GUIDELINES

13732 Wyandotte Street, Van Nuys, CA 91405

- Offers will be forwarded upon receipt. Seller intends to respond to offers after Monday, May 18th at 2 pm.
- Please email your offer package to hello@valentineclinard.com.
- Please use the recent version of the applicable purchase agreement, addressed to: HV Construction LLC
- 3% deposit to be wired to escrow within 3 days of acceptance.
- Maximum 7-10 days for the contingencies noted in PAR 3.L(3)-(7).
- Maximum 14 days for appraisal contingency and 17 days for loan contingency.
- Proof of funds and pre-approval (if applicable) to be submitted with the offer.
- Please include the following service providers:
 - Chartwell Escrow – Vanessa Perez
 - California Best Title — Lynne Vinkovic
 - First American NHD
- We respectfully request that you do not use an escalation clause as part of your offer or counter offer.

PLEASE INCLUDE THE FOLLOWING WITH YOUR COVER LETTER:

- Have all decision makers seen the property?
- Do you have any outstanding offers on other properties for this client?

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