

OFFER INSTRUCTIONS & SUBMISSION REQUIREMENTS

14429 Painter Avenue, Norwalk, CA 90650
APN: 8070-003-020

To All Agents Preparing an Offer,

Thank you for your interest in presenting an offer on behalf of your clients for this property. We truly appreciate the time and effort you are putting into this opportunity. To ensure a smooth and efficient review process, please carefully read the following instructions in their entirety before submitting. Kindly sign at the bottom of this document and include it as the cover page to your buyer's offer package.

Required Items to Include With Your Offer

- **Proof of Funds** from a U.S. financial institution, dated no more than 30 days prior to submission, and issued in the buyer's name. Screen shots are discouraged and may require further verification.
- **Pre-Approval Letter** (if a new loan is being obtained): Please include a pre-approval letter with Direct Underwriter (DU) findings from the buyer's lender. While not required, buyers are strongly encouraged to cross-qualify with our preferred lending partner: **Rick Jurado | Rocket Mortgage** / Cell: 626.374.0012 / Office: 480.305.9988 / RickJurado@rocketmortgage.com
- **The following language must be included verbatim in the RPA:**
"This property is being sold in 'as-is' condition without warranty or guarantee of any kind, explicit or implied, and seller will make no repairs or agree to any credits."
- **The following language must be included verbatim in the RPA:**
"Buyer has been advised by the listing agent (Jim Trabbie w/ Keller Williams Realty) prior to writing an offer to independently investigate all aspects of the property (including but not limited to, permits and uses, bed/bath counts, square footage, schools, and their enrollment availability), and to verify the accuracy of all information provided through personal inspection and with appropriate professionals, to Buyer's satisfaction."

Recommended Additional Terms & Information

- **Initial Deposit:** 3% of the final purchase price.
- **Physical Inspection Period:** Buyer retains the right to a physical inspection, which must be completed within **7 calendar days** of offer acceptance.
- **Escrow:** Southland Escrow Partners- Walter Cortes – walter@southlandescrowpartners.com
- **Title Insurance:** First American Title — Angie Tang
- **Natural Hazard Disclosure (NHD):** First American — Brandon Savransky (*Seller to pay for NHD report and environmental report*)
- **Home Warranty:** Maria Howard – Old Republic

Offer Submission Instructions

- Please compile your offer and all accompanying documents into **one single PDF file** and submit to: jtrabbie@gmail.com
- **Offers will be presented as they are received.**

Selling Agent Acknowledgment

By signing below, you confirm that you have read, understood, and agree to comply with the instructions outlined in this document.

Selling Agent's Signature: _____

Name of Agent's Brokerage: _____

Date: _____

Thank you again for your professionalism and for the opportunity to work together. We look forward to reviewing your offer.

Warm regards,

Jim Trabbie

Broker Associate

Keller Williams Realty

CA DRE #01757007

C: 562.477.7975