



Prior to submitting an offer see Seller's terms and additional documents below. The Seller asks that everyone sees inside the property prior to submitting an offer.

### Seller's Preferred Terms

1. Buyer should do all of their due diligence before submitting an offer.
2. The offers are "as is" and not to contain any contingencies, i.e., financing, inspections, appraisal or any approvals;
3. Seller will select all services;
4. Buyer will be responsible for any repairs and/or termite work after the close of escrow;
5. Buyer will be responsible and pay for any smoke detectors, water heater strapping or any retrofitting prior to the close of escrow;
6. All Offers must be accompanied by verification of a 5% deposit;
7. Deposits are to be 5% of the offer submitted within one (1) business day of acceptance
8. It is important that your offer state the EXACT vesting of your buyer (no assignees or "to be determined in escrow") and vesting cannot change;
9. To submit an offer email to: [offers@probateforsale.com](mailto:offers@probateforsale.com)

### BROKER CONTACT INFO:

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BROKER/OWNER  
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