

# SELLER OFFER TERMS & CONDITIONS

To avoid a counter when preparing your offer:

Address: 1330 W 18<sup>th</sup> St San Pedro CA 90732

**INCLUDE: P.O.F, LENDER (DU preferred)Approval, FICO (Letters not necessary)**

**SELLER: This is a "Standard Sale"**

1) Alicia A. Unger

- 1) Para 3A – Sales Price \$\$ (**Preferred HIGHEST & BEST**)
- 2) Para 3B – COE: **30 days or sooner**
- 3) Para 3D1 – EMD: **No Less Than 3% of Sales Price**
- 4) Para 3L1 – Loan Contingency: **14 Days**
- 5) Para 3L2 – Appraisal Contingency: **10 Days**
- 6) Para 3L3 – Inspection Contingency: **10 days**
- 7) Para 3M1 – POSSESSION: **At COE**
- 8) Para 3P1 – Included: **Solar lease agreement, 2 Fridges, 2 Stoves, 2 Microwaves, 2 Dishwasher, washer, dryer**
- 9) Para 3P2 – Exclude: **Staged furniture**
- 10) Para 3 Q1 - NHD: **Seller to Pay & Sellers choice**
- 11) Para 3 Q4 – Smoke & CO: **SELLER**
- 12) Para 3 Q5 – Government Inspection Report IF REQUIRED: **Seller**
- 13) Para 3 Q6 – Government Required Corrections IF REQUIRED: **Seller**
- 14) Para 3 Q7 – Escrow: **Promenade Escrow Elysia Basurto – Each to pay their own**
- 15) Para 3 Q8 – Title: **Fidelity National Title: Rep: Ronna Luna - Seller to Pay**
- 16) Para 3 Q10 – County Transfer Tax: **Seller to Pay**
- 17) Para 3 Q11 – City Transfer Tax: **Must split 50/50 between buyer & seller**
- 18) Para 3 Q15 – For Solar if any - Private transfer fees: **Buyer**
- 19) Para 3 Q18 – Home Warranty: **SELLER TO PAY NTE: \$600**
- 20) **Listing Agent/Broker:** Alice Rodriguez arod@kw.com 310/738-2511 #01362049  
Keller Williams Palos Verdes Realty #01385864  
550 Silver Spur Rd #310 Rancho Palos Verdes 90275