



# SMYTH PROPERTIES

## Offer Submission Instructions

- All offers must be submitted by email directly to Drew at [drew@smyth-properties.com](mailto:drew@smyth-properties.com)
  - Do not submit through the MLS or your personal Glide account.
  - Please ensure that all information is complete and accurate, and that the Offer Summary Page includes all relevant terms.
  - In the "Other Terms" field, specify whether the buyer is requesting the seller to pay the buyer's broker commission, and indicate the commission percentage.
  - Once the offer is submitted, please text Drew Smyth at 323-762-5987 to confirm receipt.
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## Cover Letter Requirements

Include a brief cover letter summarizing key terms and addressing the following:

- How long you have been working with the client
  - Whether all decision-makers have toured the property in person
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## Required Terms and Inclusions

- Seller's names as listed: Chesed Foundation
  - Title to be Seller's Choice **Emi Tsuji - Fidelity National Title**
  - Natural Disaster Disclosure Report to be provided by **MyNHD**
  - Each party to pay their own escrow fees and costs
  - The property is sold as-is in its current demolished state. No appliances, fixtures, or personal property are included in the sale.
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## Financing and Cash Offers

*For Offers with Financing:*

- Include a loan pre-approval letter and proof of funds covering at least the down payment and all closing costs
- The pre-approval must reflect the purchase price and be valid for at least three months from the offer date.
- Include the lender's contact information in your cover letter and **cc the lender** on your submission email



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*For All-Cash Offers:*

- Include **proof of funds** or a **letter from the buyer's CPA** verifying sufficient funds to cover the full purchase price and all associated costs

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### **Important Note**

*The seller will not review or accept any personal letters from buyers. Please do not include them in your submission package.*

For any questions, please contact:

**Drew Smyth**

Phone: 323-762-5987

Email: [drew@smyth-properties.com](mailto:drew@smyth-properties.com)

Thank you again for your interest.

Best Regards,

*Drew Smyth*