



## OFFER GUIDELINES

Thank you for your interest in **11260 Overland Ave #26G, Culver City, CA 90230.**

**Offers due by MONDAY, JUNE 29TH, 2026 at 12PM.**

As soon as offers are received, they will be presented to our client.

APN:	4203-012-116
Seller:	Victor W Lin, Frances Au-Yang
Listing Price:	\$1,198,000.00
Close of Escrow:	30 days or sooner (the sooner the better)
Escrow Company:	Glen Oaks Escrow
Title Company:	Provident Title Company
NHD Company:	9A NHD Report
Home Warranty:	Buyer's Choice
Inclusions:	Microwave, stove, washer, dryer, fridge, dishwasher
Physical Inspection Contingencies:	7 Days for condo
Appraisal Contingency:	10 Days; or waived
Loan Contingency:	12 Days or fewer; or waived
Other Terms:	Property to be sold in its AS-IS condition. Fireplace and chimney sold in their AS-IS, decorative condition; no credits nor repairs. Tax records show 3 bedrooms.
Broker/Agent Info:	Keller Williams Realty Larchmont (#01870534) 118 N Larchmont Blvd Los Angeles, CA 90004 Tiffany Chin (DRE#01819365)

\*The Offer Packet, including the RPA, pre-approval (if applicable) and POFs should be emailed to [Tiffany@TheTiffanyChinGroup.com](mailto:Tiffany@TheTiffanyChinGroup.com), [ops@TheTiffanyChinGroup.com](mailto:ops@TheTiffanyChinGroup.com), [Admin@TheTiffanyChinGroup.com](mailto:Admin@TheTiffanyChinGroup.com)