

**971 E Mountain Street Glendale, 91207**  
**Offer Guidelines**

Seller: Michael Eller and Kristine Eller

**1. Submission Format**

Please submit offers as a single PDF using the most current RPA form.

**2. Submission Email**

michelle.chavoor@compass.com

**3. Proof of Funds / Pre-Approval**

Financing: Pre-approval letter (dated within the last 2 weeks) and proof of funds to close.

Cash: Proof of liquid funds.

All financial documents must include the buyer's name (or corresponding gift letter, if applicable) and be dated within the last month.

**4. Contingencies**

Seller requests all contingencies, if any, be as short as possible.

**5. Contingency Removal**

Include a Contingency Removal form specifying any contingencies being removed with the offer.

**6. Inclusions & Exclusions**

Included: Dormer Window Cushions

Excluded:

**7. Seller-Selected Services**

Escrow: Chartwell Escrow- Gaby Navarro

Title: Lawyers Title Cameron Crips

NHD: Disclosure Source

**8. Property Viewing**

No blind offers—all decision-makers must have seen the property.

**10. Confirmation of Submission**

Please text Michelle at (310) 995 2404 upon submission. Receipt will be confirmed via email.

**Additional Information**

\*Seller reserves the right to accept an offer prior to any stated deadline.