BROCK & LORI

Thank you for your interest in the property located at 2542 Santa Rosa Ave, Altadena, 91001.

Before submitting your offer, please review the following offer guidelines.

Offers will be reviewed as they are received. A preliminary title report and NHD will be provided with counteroffers.

If you have any questions regarding your submission, please contact Nick LaKind at (310) 228-7472 or nick@brockandlori.com.

Guidelines for Offer Submission

- All offers should be submitted via email to Nick LaKind at nick@brockandlori.com.

  Once your client's offer is submitted, please text Nick at (310) 228-7472 to confirm receipt.

- Please include a Cover Letter with a summary of key terms when submitting, and answer the following questions:
  - How long have you been working with your client?
  - Have all decision makers toured the property in person?

- Please include the following items and terms in your offer:
  - Seller(s) Names: Ocean Development, Inc.
  - Escrow to be: Allstar Escrow Company - Adriana Gutierrez
  - Title to be: Lawyers Title - Andy Vigil/Sal Cabrera
  - Natural Hazard Zone Disclosure Report provided by: SnapNHD
  - Each Party to pay its own Escrow Fees and Costs
  - Inclusions: stove/oven combo, refrigerator, wine or beverage refrigerator, washer, dryer, dishwasher, microwave, video doorbell, living room TV, Sonos TV sound bar and its components, wall-mounted brackets for video or audio equipment, and bathroom mirrors. *Any items checked in RPA Section 3(P)(1) not included in this list shall be excluded from sale. Confirm the highlighted items are in the home, also, are there any exterior potted trees/shrubs?*

- No escalation clauses, please, just give it your all! Escalation clauses can cause issues with dual escalation clauses; we therefore don't accept them at all.

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- For offers with financing:
    - Offer Package must include a Loan Pre-Approval and Proof of Funds showing funds sufficient to cover, at a minimum, the down payment and all fees/costs. The loan pre-approval letter must reflect the Purchase Price and state that the loan pre-approval is valid for a minimum of three (3) months from the date of submission of the offer.
    - Please provide the lender's contact information in your cover email and cc the lender on your email submission.
- For cash offers, please include proof of funds or a letter from the Buyer's CPA showing sufficient funds for the Purchase Price and all fees/costs with the offer package.
- The Seller will not accept or review any personal letters from the Buyers; please do not include them in your offer package.