

Offer Guidelines  
62009 Mountain View Circle  
Joshua Tree, CA 92252

**Offers will be presented as they come, do not wait to submit.**

**Email Offers:** [ADAM@FLOW.LA](mailto:ADAM@FLOW.LA) and [TC@FLOW.LA](mailto:TC@FLOW.LA) with the subject line “OFFER 62009 Mountain View Circle Joshua Tree”

### **General Guidelines**

- **Seller's Name:** Casa De Dinero, LLC
- **Offers with loans:** Include direct lender pre-approval, proof of funds in excess of the down payment, and buyer's Ficos. No incomplete offers will be considered.
- **Cash Offers:** Include proof of funds sufficient to cover of the purchase price.
- **Proof of Funds:** must be in USD, must be sufficient to cover the down payment or purchase price (cash offers), and must be in the name of the buyers. If any portion of the funds are gifted, a gift letter and proof of lender's approval of gifted funds will be required.
- **Entity Buyers:** Include articles of organization/incorporation showing the authorized signatory.
- **NO BLIND OFFERS. NO WHOLESALERS. NO ASSIGNEES.**
- If you're asking for furniture to be

### **Specific Offer Guidelines**

3B: Escrow to be 30 days or less.

3K: 0 days – Assignment Request

3P: If asking for appliances, select the appliances. If asking for furniture, indicate which items in “additional items”

3Q(1): NHD: My NHD

3Q(7): Escrow to be Lotus Escrow, Jimmy Lam

3Q(8): Title to be Consumer's Title, Joe Haggerty

3R: Property to be sold in 'as-is' condition.

**Thank you for offering. Good luck!**