



**OFFER GUIDELINES
2203 SELIG DR.
LOS ANGELES, CA 90026**

Sellers: Kristen C. Phillips and Mark D. Phillips

Listing Agent: Joan Lamond, DRE 02064539

The Agency
323.628.6122
joan.lamond@theagencyre.com

Listing Office: The Agency, DRE 01904054

225 S. Lake Ave., #100
Pasadena 91101

Email Subject Line: OFFER {Buyer's Last Name} - 2203 Selig Dr.

Preferred Terms:

EMD: Minimum 3% of purchase price, wired within 2 days of offer acceptance.

Title: Chicago Title (Jay Najera)

Escrow: Glen Oaks Escrow (Connie Cheung)

NHD: SnapNHD

Included items: Refrigerator, dishwasher, stove, microwave, washer/dryer

Excluded items: Potted plants, Ring Camera

Contingencies: Short time frames appreciated.

PLEASE INCLUDE THE FOLLOWING WITH YOUR COMPLETE OFFER IN ONE PDF:

1. Agency Disclosure (AD)
2. California Residential Purchase Agreement (RPA) most recent version
3. Buyer Inspection Advisory (BIA)
4. Possible Representation of More than One Buyer or Seller (PRBS)
5. Fair Housing Discrimination Advisory (FHDA)
6. Buyer Homeowners' Insurance Advisory (BHIA)
7. Wire Fraud and Electronic Funds Transfer Advisory (WFA)
8. California Consumer Privacy Act Advisory, Disclosure and Notice (CCPA)
9. Buyer Representation and Broker Compensation Agreement (BRBC)
10. Proof of Funds reflecting total amount needed to close escrow
11. Pre-approval Letter & DU (if buyer is financing purchase)

Please NO love letters.

All decision-makers must see home prior to offer submission.

Joan Lamond
JOAN LAMOND REAL ESTATE