

OFFER GUIDE

130 S Leola Way, Anaheim, CA 92807

Thank you for your interest in 130 S Leola Way, Anaheim, CA 92807. Please take note of the following BEFORE your client submits an offer.

Please have your Buyer/Client REVIEW and INITIAL/SIGN this **OFFER GUIDE** and the Square Footage and Lot Size Advisory and Disclosure (**SFLS**) provided by the Seller and INCLUDE them in your OFFER PACKAGE.

BUYER TO DO DUE DILIGENCE and VERIFY SQUARE FOOTAGE and ALL MLS DATA. Information provided in the current MLS Listing is from property profile/realist/public records/previous MLS listing in 2003 and seller. Listing agent has NOT measured the property. Buyer is responsible to satisfy themselves as to the square footage represented through City of Anaheim, etc. Per seller, previous owner was builder and likely added to the home without permits from the City of Anaheim. Square footage varies from Public Records (6280 sqft) and Previous MLS Listing (6710 sqft). Number of Bathrooms also varies from Public Records (4baths), Previous MLS Listing (5baths) and the physical number of bathrooms present in the property (6baths).

Wine room in the home is not permitted and may have a leak.

There are leaks in the home that are evident in ceilings and walls. Seller is not sure where the leaks are coming from. They could be coming from but not limited to the balconies, roof, windows, truss, exterior planters and or plumbing/showers.

The ceiling in the dining room was repaired and painted a few weeks ago.

The drywall was replaced and painted in two of the secondary bathrooms.

Please also note, although this information has been provided, the Buyer is advised by the Listing Agent, Listing Broker and Seller that the Buyer does not rely solely on this information and the Buyer should do their own due diligence and rely on their own investigations regarding ALL aspects of the home and is encouraged to hire their own licensed inspectors. Buyer to do due diligence and go to City of Anaheim and pull all permits available on this property and satisfy themselves as to the square footage represented through City of Anaheim, etc.

Thank you,
Lara Tooma /Lic 02033383/First Team Real Estate