

OFFER INSTRUCTIONS FOR 13250 FULTON CT., SHERMAN OAKS, CA 91401

Please include the following information in your offer for purchase Fulton Ct.:

- Seller on title is Grace A. Schunker Trust
- Listing agents: Renee Ogiens (#01829777) & Emily Trebek (#02073887)
- Listing brokerage: COMPASS #01991628
- Escrow company: Chartwell Escrow, Andrea Lercari
- Title company: Chicago Title, Marisa Azra
- NHD Report provided by: Disclosure Source
- Please provide the shortest contingency periods possible
- Items L(4) through L(8) shall match time frame stated for investigation of property contingency (Item L(3))
- If you waive any contingencies, please provide a Contingency Removal
- Please do not include any additional seller disclosures with your offer, you will be provided everything once in escrow
- The HOA is **SHERMAN OAKS-NORTH COUNTRY ESTATES**
- **EXCLUDED** from the sale: all furniture, refrigerator in laundry room, all potted plants

All offers MUST include RPA, Lender pre-approval letter (if financing), Proof of Funds and email introduction on your clients, but no love letters or any information on protected classes.

Please submit your offer to: renee.ogiens@compass.com **AND** emily.trebek@compass.com

Thank you for your interest!