

Agent Disclosure for 16670 Moorpark St., Encino, CA 91436

Buyer to acknowledge and confirm they understand the terms of this sale.

This is a probate sale. Court confirmation is required.

The terms of the sale are CASH in lawful money of the United States on confirmation of sale upon such terms and conditions as are agreeable to the personal representative.

Terms of the sale are:

1. Cash offers only
2. No loan or appraisal contingencies.
3. Standard title insurance policy, zone disclosure report, city/country transfer taxes paid by Seller. Buyer and seller shall pay their own escrow fees. Seller to select escrow and title services
4. Buyer to be responsible for mandatory retrofit.
5. Any perspective buyer understands and acknowledges that the property is being purchased solely on the basis of their own investigations, inquires on an "AS IS" "WHERR IS "basis and without any representations or warranties express, implied, or statutory or any kind whatsoever, by Seller, its agents, brokers, finders, consultants, counsel, employees, officers, directors, shareholders, partners or any other person. The buyer is advised to independently verify all information through personal inspection and consultation with appropriate professionals prior to purchase. Buyer assumes full responsibility for relying solely on their own findings and due diligence.
6. Seller expressly excludes, disclaims and negates, as to any personal property and as to all fixtures, improvements and other portions of the property, (1) any express or implied warranties of merchantability or fitness for a particular purpose, past or present, (2) conformity to models, surveys, maps or plats, (3) condition of the property, (4) compliance with zoning or other rules, regulations or statutes applicable to this property, (5) past or projected financial performance of the property, (6) the uses permitted thereon, (7) the development requirements for or pertaining to this property, or (8) any other matters relating to this property.
7. The right is reserved to reject any and all bids.
8. 3% of the bid amount to be deposited with the bid.

Bids or offers to be in writing. Offers to be emailed to mail@cherylfox1.com. and will be received and forwarded to the law office of Katten Muchin Rosemann LLP after the first publication and before date of sale.

For questions call Cheryl Fox 818-207-2013.