

## ***1649 Chilco Court, Thousand Oaks, CA 91360***

### **OFFER GUIDELINES**

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When advising your clients as to what to include in their offer, please consider the following terms as guidelines for your best chances of an accepted offer:

#### **MANDATORY ITEMS:**

- 1) Please submit offers by email to [offers@RadkeAgency.com](mailto:offers@RadkeAgency.com).
- 2) All offers must have Proof of Funds and a valid Pre-Approval letter from a reputable lender.
- 3) Appraisal to be ordered within 4 days of offer acceptance.
- 4) Pre-approval requested by Seller from Sam Sabbah with Unity Home Loans (818-430-3583) w/no cost or obligation to buyer.
- 5) Escrow to be Outwest Escrow with Jeff Rogers (805) 267-5850 email: [jeff@outwestescrow.com](mailto:jeff@outwestescrow.com).
- 6) Title to be with Lauren Greer, First American Title email: [lgreer@firstam.com](mailto:lgreer@firstam.com)
- 7) Home Warranty chosen by Buyer shall include Seller Protection.

#### **SELLER PREFERENCES:**

- 1) Seller would like to net (sales price minus concessions) as much as they can from the sale of this property. As such, the sales price will be the main consideration.
- 2) Shorter Buyer Investigation Contingency (14b) preferred (i.e 7-10 days)
- 3) 12-day Appraisal Contingency (if applicable).
- 4) 14-day Loan Contingency (if applicable).
- 5) 1. Seller will make no repairs. 2. Seller will issue no credits. 3. Seller may agree to concessions.
- 6) While this is a regular sale, given how clean and updated the property is, the Seller would *prefer* the Buyer to assume the property in strictly "As-Is" Condition.

**Seller will review offers on July 13.**

Thank you!

Barbara Radke - DRE #01705722

Radke Agency & Associates - Keller Williams Westlake Village