



INSTRUCTIONS FOR SUBMITTING AN OFFER

Buyer should do all of their due diligence before submitting an offer

1. The offers are “as is” and not to contain any contingencies, i.e., financing, inspections, appraisal or any approvals;
2. The Seller will select all services;
3. The Buyer will be responsible for any repairs after the close of escrow;
4. The Buyer will be responsible for the termite work after the close escrow;
5. The Buyer will be responsible and pay for any smoke detectors, water heater strapping or any retrofitting prior to the close of escrow;
6. The sale of the real property is subject to a 45 day Notice of Proposed Action; When consent is received by the escrow company within the 45 day notice period, escrow will close 10 days after receipt. If no consent is received, escrow will close 55 days from acceptance.
7. **All Offers must be accompanied by verification of the 10% deposit;**
8. **Deposits** are to be **10% of the offer submitted within one (1) business day of acceptance** (Please see Addendum in pre offer packet to see who to make the check payable to);
9. It is important that your offer reflect the exact vesting of your buyer (no assignees or “to be determined in escrow”);
10. Attach a removal of all contingencies form with your offer;
11. To submit an offer go to <https://offers.sanbornteam.com> which includes the pre offer packet that is to be submitted with your offer.

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