

# Preferred Offer Guidelines

718 N Croft Avenue #201, Los Angeles, CA 90069

<b>Re: 1B APN</b>	5528-002-087
<b>Re: 2B Listing Agent Information</b>	Laura Pardini, Compass DRE #01066709
<b>Re: 2B Co-Listing Agents Information</b>	Joseph Zichelle, Douglas Elliman DRE #01949733  Ahren Bagramyan, Douglas Elliman DRE #02179247
<b>Re: 3B Close of Escrow</b>	30 days or less
<b>Re: 3D(1) and 5A(1) Deposit</b>	3% of the purchase price, wired within one business day of acceptance
<b>Re: 3L(1) and 8A Loan Contingency</b>	12 days or less, if applicable
<b>Re: 3L(2) and 8B Appraisal Contingency</b>	12 days or less, if applicable
<b>Re: 3L(3), 8C and 12 Buyer Investigation and Informational Access</b>	10 days or less
<b>Re: 3L(4–8) All Other Contingencies</b>	10 days or less
<b>Re: 3P(1) Included Items</b>	Stove(s), oven(s), stove/oven combination(s), refrigerator(s), washer(s), dryer(s), dishwasher(s), bathroom mirrors, unless specifically excluded below, and microwave(s).
<b>Additional Included Item</b>	Steam shower
<b>Re: Q(1) Natural Hazard Disclosure</b>	MyNHD
<b>Re: Q(7) and 19B Escrow Holder</b>	Chartwell Escrow, Cheryl Lindsey
<b>Re: Q(8) and 13 Title Holder</b>	Consumer's Title Company, Freedom Ozog
<b>Re: R Wall Holes from Artwork and Similar Items</b>	Seller will not repair wall holes from artwork or similar items.
<b>Re: 33D Owner Name</b>	2012 Trust / Babak Razi, Trustee

## Offer Submission Requirements

Please include a current pre-approval letter, if financing, and proof of funds with the offer. Seller will consider compensation to Buyer's Agent of up to 2.5%.