

OFFER GUIDELINES

These guidelines have been created to help you write the best offer for your clients.
Thank you for your interest in our listing!

PROPERTY ADDRESS – 23446 Kathryn Ave, Torrance, CA 90505

SELLER'S NAME – Allen Hsu Wu & Jenny Aguirre

OFFER DEADLINE – Tuesday – July 28, 2026 – noon

OFFER PACKET – please submit in ONE pdf document

- RPA
- Include proof of funds
- Include pre-approval letter (if appropriate)

TIMELINE PREFERENCES

- 21 days COE or less
- 3% EMD to be wired within 24 hrs
- Loan Contingency – (if any) 14 days or better
- Appraisal Contingency – (if any) 10 days or better
- Inspection Contingency – (if any) 10 days or better

SERVICES

- ESCROW: Charlene Sung | Glen Oaks Escrow
- TITLE: Lawyer's Title | Cameron Cripps
- NHD: Property ID

INCLUSIONS

- Refrigerator
- Stove/oven
- Microwave
- Dishwasher
- Beverage fridge

Email offers to haewyoon@gmail.com

Hae Yoon DRE #02231202
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