

OFFER INSTRUCTIONS & GUIDELINES

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) Seller Name: **Sam B Tangora, Marrienne G Tangora, Arianna Tangora**
- 2) All offers must have either a Proof of Funds OR a valid Pre-Qualification letter from a reputable *local* lender.
- 3) Escrow preferred to be with **Ethos Escrow- Ronnie Montana**
- 4) Title preferred to be with **Lawyers Title Company- Vanessa Rice**
- 5) Receipt for Reports AND all disclosures to be signed with offer- buyer to consider disclosures and reports in their offer price
- 6) If the offer contains an appraisal contingency please insert following verbiage into 'Other Terms' : *Buyer will order the appraisal within 3 days of acceptance*
- 7) Listing agent is Kylie Cardenas DRE 02066142. Additional Agent Acknowledgement to be checked on the RPA Page 17 Box 4A.
- 8) Seller would like to net (sales price minus concessions) as much as they can from the sale of this home. As such, the sales price will be the main consideration.
- 9) Shorter Buyer Investigation Contingency (14b) preferred
- 10) Buyer to pay for their own Home Warranty (if desired).

[Link to Reports and Disclosures](#)