

Showings:

No Blind offers. Must use ShowingTime for showing instructions. Instructions will not be provided verbally or via text.

Remarks:

Cash offers requires 10% EMD or \$1,000 minimum, whichever is greater, and all financed offers require 1% EMD or \$1,000 minimum, whichever is greater.

Property is subject to a 3-day first-look period for all buyer type offers.

Per CA law, the seller cannot look at nor accept investor offers accepted within the first 30 days of listing. On owner occupant offers, see attached Eligible Bidder Affidavit, this must accompany your offer.

Email offers with proof of funds, PreApproval Letter, these must be dated no later than 30 days old, if investor offer include your Articles showing signing authority.

The seller does not accept blind offers or escalation clauses.

Buyer and their agent to complete any due diligence for use, permits, zoning, HOA, etc., if any.

Please text, email or call with any questions.

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