



OFFER GUIDELINES

10527 Colebrook Street, Shadow Hills, CA 91040

Seller Preferred Terms:

- Escrow Company: Encore Escrow, Michelle Sandoval
- Title Company: Progressive Title - Blake Shinto

Offer Details:

- Offers reviewed as they come in
- Seller: DUGAN BARKER FAMILY TRUST
- Escrow to be 30 days (or sooner)
- Inspection Contingency, if any, to be 12 Days (or sooner)
- Appraisal Contingency, if any, to be 14 Days (or sooner)
- Loan Contingency, if any, to be 17 Days (or sooner)
- Items L(4) through L(7) in RPA to match. Preferable 7 Days
- If you waive any contingencies, please include a Contingency Removal form
- EMD - 3% of final purchase price to be wired into escrow within 3 business days of acceptance
- On Section P(1) items included: stove/oven, washer, dryer, dishwasher, microwave, video doorbells, security camera equipment, bathroom mirrors
- Home Warranty to be buyer's choice and not to exceed \$795

Listing Agent/ Broker Information:

Please input ALL of the following info into your offer.

Todd Jones

DRE #: 01481426

(310) 882-5565

Todd@toddjoneshomes.com

Rodeo Realty, Inc.

DRE #: 00951359

12345 Ventura Blvd #A Studio City, CA 91604

Please Include with Your Offer Pre-approval (with FICO scores mentioned in the letter) and/or Proof of Funds in one PDF. Please submit all offers directly to: Todd@toddjoneshomes.com and cc admin@toddjoneshomes.com

Best of luck!

Thank you!