

OFFER GUIDELINES

15237 Otsego Street, Sherman Oaks CA 91403

APN 2263-008-021

Gloria Carmona BRE 01832843

Compass BRE 01991628

- Please email offers to gloria@gloriacarmona.com
- Please write a contract on CAR form RPA addressed to Seller:
Mohammad Razi Sharif and Blanca Razi Sharif
- COE not to exceed 45 days
- Maximum 10 days for the contingencies noted in PAR 3. L(3)-(7)
- Maximum 14-day Appraisal & 17-day Loan contingencies
- Pre-approval letter, Fico scores, & proof of funds to be provided with offer
- Chartwell Escrow – Anthony Leonard & Title to be CTC Title Freedom Ozog. My NHD
- Home Warranty not to exceed \$1,000
- 3% Deposit to be wired to escrow within 2 days of acceptance.
- Seller disclosures to be delivered with counteroffers. Counteroffer package to include a copy of Receipt for Reports 1 as proof of receipt of documents.
- Attachment size not to exceed 20MB.

The seller will consider compensation based on the strength of the offer.

AGENTS - IF your client requests the seller to pay buyer-broker commission, include your executed BRBC agreement **ONLY. DO NOT SEND THE FULL BRBC PACKAGE**

AGENTS, PLEASE INCLUDE A COVER LETTER INCLUDING THE FOLLOWING:

- Have all decision-makers seen the property?
- Do you have any outstanding offers on other properties for this client?