



**Offer Guidelines for 2217 Elsinore St, Los Angeles, CA 90026
APN# 5402-032-015**

Prior to submission of offer, please ensure your clients have reviewed the following documents and Disclosures attached on the MLS:

- **Pre-inspection reports**
- **Preliminary Title Report**
- **NHD Report**
- **Seller Property Questionnaire**
- **Seller Transfer Disclosure Statement**

Submission of Offer:

- Proof of funds and Preapproval Letter (if applicable) to be accompanied with offer.
- *Property is sold "AS IS." Sellers will not make any repairs or approve any credits to Buyers.*
- Offers to be sent to jackwangrealestate@gmail.com followed with a text to Jack Wang (626) 755-5708.
- **Seller 1:** SJ Wong, Trustee, SJ Wong Trust 8/7/1984
- **Listing Agent:** Jack Wang, DRE #02026518
- **Listing Broker:** Balboa Real Estate, Inc. DRE # 01971429
- **Escrow Holder-** Glen Oaks Escrow San Marino (Jaclyn Fong)
- **Title Provider** – First American Title Company (Gerardo Dellosa)

Sellers' Preferred Terms:

- Earnest Money Deposit: 3% deposit by wire transfer.
- Close of Escrow: 30 days or less.
- Physical Inspection Contingency: No more than 7 days.
- Appraisal Contingency: No more than 14 days.
- If Financing, Loan Contingency: No more than 14 days.

