

“DISCLOSURES + GUIDELINES FOR SUBMITTING AN OFFER”

2210 24th Street
Santa Monica, Ca 90405

1. **REQUESTS FOR ALL OFFERS:**

- ALL OFFERS MUST BE EMAILED TO redwoodrealtymail@gmail.com **PLEASE CALL/ TEXT GWEN ON CELL AT (310) 460-6655, TO CONFIRM OUR RECEIPT OF YOUR OFFER, IF YOU DO NOT RECEIVE AN EMAIL CONFIRMATION within 24 hours.**

- **WIRE TRANSFER/ 3% DEPOSIT INTO ESCROW,** WITHIN 3 BUSINESS DAYS OF ACCEPTANCE OF OFFER.

All Offers MUST include at the time of submission: COPY OF BUYERS' PRE-APPROVAL LETTER* DATED WITHIN THE LAST 14 DAYS; **AND** COPIES OF BUYERS' BANK STATEMENTS / STOCK STATEMENTS DATED WITHIN THE LAST 30 DAYS, CONFIRMING THE EXISTENCE OF SUFFICIENT FUNDS FOR DOWN PAYMENT, CLOSING COSTS AND RESERVES. (acct #s should be redacted) *(PLEASE ALERT YOUR BUYERS' LENDER, THAT WE MAY CALL WITH QUESTIONS ABOUT THE BUYERS' QUALIFICATIONS PRIOR TO RESPONDING TO YOUR OFFER).

- IF YOUR OFFER IS “ALL CASH” - NO LOAN/ NO APPRAISAL CONTINGENCY, ACCESS FOR AN APPRAISER WILL BE GRANTED, however NOT a contingency. CURRENT PROOF OF FUNDS REQUIRED.
- SELLER WILL **NOT** ACCEPT ANY BUYERS' LETTERS, SO KINDLY DO NOT SUBMIT A LETTER.
- THE “DOCS” LINK IN THE MLS CONTAINS THE ‘GUIDELINES FOR SUBMITTING OFFERS’, Income and Expenses as of 9/1/26, Description of Each unit, the Balcony Inspection, PRELIMINARY TITLE REPORT, the Natural Hazards Disclosure NHD. All of the above are provided as an accommodation from Sellers. Neither Sellers nor agents make any warranties as to the accuracy of same. Buyers to do their own Due Diligence with professionals of their choosing.

2. **THE FOLLOWING ITEMS ARE THOSE THAT THE SELLERS WOULD LIKE TO HAVE INCORPORATED INTO THE OFFER, SO PLEASE DISCUSS WITH YOUR BUYERS AND RESPOND ACCORDINGLY:**

- SELLERS CHOICE OF ESCROW- GLEN OAKS ESCROW/ ELLEN DILBECK (edilbeck@glenoakseescrow.com)
- TITLE COMPANY- PROVIDENT TITLE CO/ JOHN DALY.
- SELLERS PREFER- INSPECTION PERIOD FOR PHYSICAL INSPECTIONS TO BE 7 CALENDAR DAYS FROM DATE OF ACCEPTANCE. APPRAISAL/ LOAN CONTINGENCY 17-21 DAYS FROM ACCEPTANCE.
- SELLERS PREFER- CLOSE OF ESCROW 30 DAYS
- SELLERS PREFER- ARBITRATION CLAUSE AND LIQUIDATED DAMAGES CLAUSE TO BE SIGNED.

3. **OTHER DISCLOSURES:**

- INCLUDED IN SALES PRICE: 3 Refrigerators (Unit C tenant owns refrigerator), 3 stoves (house has built-in cooktop) and Washer + Dryer in laundry room.
- Soft Story Retrofit, Copper plumbing, 5 new Circuit breaker boxes, and Automatic gas shut off valves are all completed.
- BUYER TO BE AWARE THAT Fireplace in front house in AS IS condition. Considered cosmetic.
- Subject Property is being sold in its present AS IS condition. Seller will make no credits nor repairs. No Termite Clearance.
- All units are under Santa Monica Rent Control, and are in compliance. 3 garages rented separately @\$275/mo.

ANY QUESTIONS CALL: REDWOOD REALTY 310-390-6655 OFFICE
GWEN TANGUAY 310-460-6655 CELL
redwoodrealtymail@gmail.com

DRE# 00448883

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