

Offer Guidelines

Thank you for your interest in 1605 S. Point View St and suggest the following to be included for a strong offer:

Services:

- AP Escrow Advantage – Aida Kirakosyan
- Fidelity National Title Company | Albert Wassif - Title Officer
- Home Warranty | Home Warranty of America - Duncan Cory - total not to exceed \$1,150
- MyNHD - Kevin Polizzi
- Standard Sale
- Seller selects all services

Offer Details:

- Seller – HBU Investments LLC
- Escrow to close 25 days or less
- Inspection Contingency – 7 days (or sooner)
- Appraisal Contingency – 10 days (or sooner)
- Loan Contingency – 12 days (or sooner)
- 3% deposit to be wired into Escrow within 3 days of Acceptance
- Seller is paying up to 2.5% buyers agent commission, depending on price and terms presented.
- Outdoor staging and fire pit are excluded from the sale

Include with your offer:

- Pre-Approval, FICO scores and Proof of Funds.
- All offers & supporting docs should be submitted in one pdf file.
- Please submit offers to: Laura@LauraAndersonRealtor.com **and** [Hello@LauraAndersonREgroup.com](mailto>Hello@LauraAndersonREgroup.com)
- Buyer to review available reports under Listing docs on the MLS prior to submitting an offer.
- Buyer to do due diligence regarding all permits and records.
- Electric fireplace New and Sold As-Is - No Credits, Repairs or price reduction will be issued
- Please submit offer in one PDF on updated RPA form. Please do **NOT** submit Personal Letters.
- If financing, provide a pre-approval letter and proof of funds to close. If paying cash, please provide proof of liquid funds. Financial statements should include the buyer's name on them (or corresponding gift letter, if applicable)

Agents: (Please include with your offer)

- How long have you been working with your client?
- Have all decision makers seen the property?
- Have you worked with your buyer's lender before?
- Are there any details we should know regarding your offer?

Laura Anderson #01881029 | Keller Williams Larchmont

Cell:(323) 646 – 6569 Office: (323) 762 - 2543

Email: Laura@LauraAndersonRealtor.com

