

Coldwell Banker Realty / 12930 Ventura Blvd, Suite #202 / Studio City 91604

1011 W Mountain St, Glendale 91202

Offer Guidelines:

These guidelines are intended to help streamline our response time to offers.

- Please include Pre-Approval Letter & Proof of Funds with All Offers
- Seller is – Kevork G. Dulgeryan, Laila Babaeian
- Seller's Agents: Matthew Fonda & Jeff McMahon (#01241732 / #01915484) of Coldwell Banker Realty (#00616212)
- Initial Deposit – 3% minimum of final purchase price
- Loan Contingency, if any, to be no more than 14 days
- Appraisal Contingency, if any, to be no more than 12 days
- Inspection Contingency, if any, to be no more than 10 days
- Offer Deadline: TBD
- Inclusions: All appliances, Solar System (owned)
- Exclusions:
- Escrow: Seller's Choice - Buyer & Seller each pay their own escrow fees.
- Title Policy: Equity Title – Lilly Rose, Seller to pay
- Home Warranty: Seller is willing to pay for a one-year home warranty policy, cost not to exceed \$795
- Environmental Report: Snap NHD

Thank you for your interest in the property and let us know if you have any questions!

Matthew Fonda 818-216-1545

Jeff McMahon 310-927-2470