

1226 Carmen Drive Offer Guidelines

Seller: Mark Wardas

1. Submission Format

Please submit offers as a single PDF using the most current RPA form.

2. Submission Email

michelle.chavoor@compass.com

3. Proof of Funds / Pre-Approval

Financing: Pre-approval letter (dated within the last 2 weeks) and proof of funds to close.

Cash: Proof of liquid funds.

All financial documents must include the buyer's name (or corresponding gift letter, if applicable) and be dated within the last month.

4. Contingencies

Seller requests all contingencies, if any, be as short as possible.

5. Contingency Removal

Include a Contingency Removal form specifying any contingencies being removed with the offer.

6. Inclusions & Exclusions

Included: Potted Plants

7. Seller-Selected Services

Escrow: Chartwell Escrow- Gaby Navarro

Title: Chicago Title Taline B

8. Property Viewing

No blind offers—all decision-makers must have seen the property.

10. Confirmation of Submission

Please text Michelle at (310) 995 2404 upon submission. Receipt will be confirmed via email.

11. Pre Inspections available upon request. Fireplace is considered decorative.

Additional Information

*Seller reserves the right to accept an offer prior to any stated deadline.