



Offer Guidelines

3523 Shoreheights Drive, Malibu 90265

- Please include verification of funds and pre—approval letter with buyer’s names on the documents.
- Seller requests the defaulted 3-day response time to reply to offers.
- All offers must include a fully executed BRBC.
- If submitting an offer without contingencies, Buyer to include a signed contingency removal with offer.
- Initial Deposit to be 3%.
- Service Providers: Sterling West Escrow – Renita Kumar, Provident Title – John Daly, Natural Hazard Disclosure - MyNHD.
- Seller financing is NOT available.
- The Seller prefers a short escrow.
- As few and short contingencies as possible.
- The property is being sold as is, where is, and in its current condition. Buyer is advised to independently verify the accuracy of all information through independently and with the appropriate professionals. Buyer is responsible for determining square footage of land, allowable buildable area, permits and lot lines. This is a land listing only.
- For All-Cash Offers: state if buyers will be obtaining a loan with no loan and appraisal contingencies & provide proof of all funds.
- Seller’s Name: The Christiansen Trust and Arnold R. Christiansen is the Trustee and signer.
- Please provide all contact info for the Buyer’s agent, including cell and email.
- Please include this brokerage information in the offer:
KRE + ASSOCIATES - DRE #02106115
LAURA KLEIN - DRE #01435968
Office Address: 17266 Palisades Circle, Pacific Palisades 90272

Contact Laura Klein at 310-729-2470 for further questions.