BROCK & LORI

Thank you for your interest in the property located at 946 Hyperion Avenue.

Before submitting your offer, please review the following offer guidelines.

If the Seller elects to send counteroffers, top offers will receive a counteroffer within 24-48 hours after the offer deadline.

Preliminary title report, NHD, and 9A report, will be provided with counteroffers.

If you do not receive a counteroffer, you will be informed via email.

If you have any questions regarding your submission, please contact Megan at (626) 224-3770 or megan@brockandlori.com.

Guidelines for Offer Submission

- All offers must be submitted through Glide via the following link: **Please click on this LINK to begin your submission.**

  ****Do not submit through the MLS link or through your own GLIDE account.*** *Make sure to double-check that you complete your submission and input accurate information reflecting your offer terms.*

  When submitting through GLIDE, please complete the Offer Summary page, including all relevant contract terms and conditions. In the "Other Terms" field, please include whether the Buyer is requesting that the Seller pay the Buyer's Broker commission and include the percentage commission requested.

  Once your client's offer is submitted, please text Megan at (626) 224-3770 to confirm the offer was received.

- Please include a Cover Letter with a summary of key terms when submitting, and answer the following questions:
  - How long have you been working with your client?
  - Have all decision makers toured the property in person?
  - Does your client own other income property?
  - Is this a 1031 Exchange for the Buyer?

- Please write your offer on the RIPA (Residential Income Property Purchase Agreement) and include the following forms:

- TOPA (Tenant Occupied Property Addendum)

- Please include the following items and terms in your offer:
    - Seller(s) Names: The Rheinwald-Jones Family Trust
    - Escrow to be: Melissa Miller, Lakeside Escrow
    - Title to be: John Chadbourne, Equity Title
    - Natural Hazard Zone Disclosure Report provided by: MyNHD
    - Each Party to pay its own Escrow Fees and Costs
    - Other Terms: Buyer agrees that Seller will not provide tenant estoppels as a condition of sale

- For offers with financing:
    - Offer Package must include a Loan Pre-Approval and Proof of Funds showing funds sufficient to cover, at minimum, the down payment and all fees/costs. The loan pre-approval letter must reflect the Purchase Price and state that the loan pre-approval is valid for a minimum of three (3) months from the date of submission of the offer.
    - Please provide the lender's contact information in your cover email and cc the lender on your email submission.

- For cash offers, please include proof of funds or a letter from the Buyer's CPA showing sufficient funds for the Purchase Price and all fees/costs with the offer package.

- The Seller will not accept or review any personal letters from the Buyers, so please do not include them as part of your offer package.