

SELLER OFFER TERMS & CONDITIONS

To avoid a counter when preparing your offer:

Address: 488 E Ocean Blvd #804 Long Beach CA 90802

INCLUDE: P.O.F, LENDER (DU preferred) Approval, FICO (Letters not necessary)

SELLER: This is a "Standard Sale"

- 1) Ankit Parmar
- 2) Mittal Parmar

- 1) Para 3A – Sales Price \$\$ (Preferred HIGHEST & BEST)
- 2) Para 3B – COE: **30 days or sooner**
- 3) Para 3D1 – EMD: **No Less Than 3% of Sales Price**
- 4) **Para 3G (3) 18A – SELLER **Call Agent****
- 5) Para 3L1 – Loan Contingency: **14 Days**
- 6) Para 3L2 – Appraisal Contingency: **10 Days**
- 7) Para 3L3 – Inspection Contingency: **10 days**
- 8) Para 3M1 – POSSESSION: **At COE**
- 9) Para 3P1 – Included: Refrigerator, Dishwasher, Stove, Washer, Dryer, Microwave
- 10) Para 3P2 – Excluded: N/A
- 11) Para 3 Q1 - NHD: **Seller to Pay & Sellers choice**
- 12) Para 3 Q4 – Smoke & CO: **SELLER**
- 13) Para 3 Q5 – Government Inspection Report *IF REQUIRED*: **Seller**
- 14) Para 3 Q6 – Government Required Corrections *IF REQUIRED*: **Seller**
- 15) Para 3 Q7 – Escrow: **Promenade Escrow Elysia Basurto – Each to pay their own**
- 16) Para 3 Q8 – Title: **Fidelity National Title: Rep: Ronna Luna - Seller to Pay**
- 17) Para 3 Q10 – County Transfer Tax: **Seller to Pay 100%**
- 18) Para 3 Q11 – City Transfer Tax: **Seller to pay 100%**
- 19) Para 3 Q14 –_HOA TRANSFER FEES: **BOTH SPLIT 50/50**
- 20) Para 3 Q15 –_Private transfer fees: **Buyer**
- 21) Para 3 Q18 – Home Warranty: **SELLER TO PAY NTE: \$450 – BUYERS CHOICE**
- 22) **Listing Agent/Broker:** Alice Rodriguez arod@kw.com 310/738-2511 #01362049
Keller Williams Palos Verdes Realty #01385864
550 Silver Spur Rd #310 Rancho Palos Verdes 90275