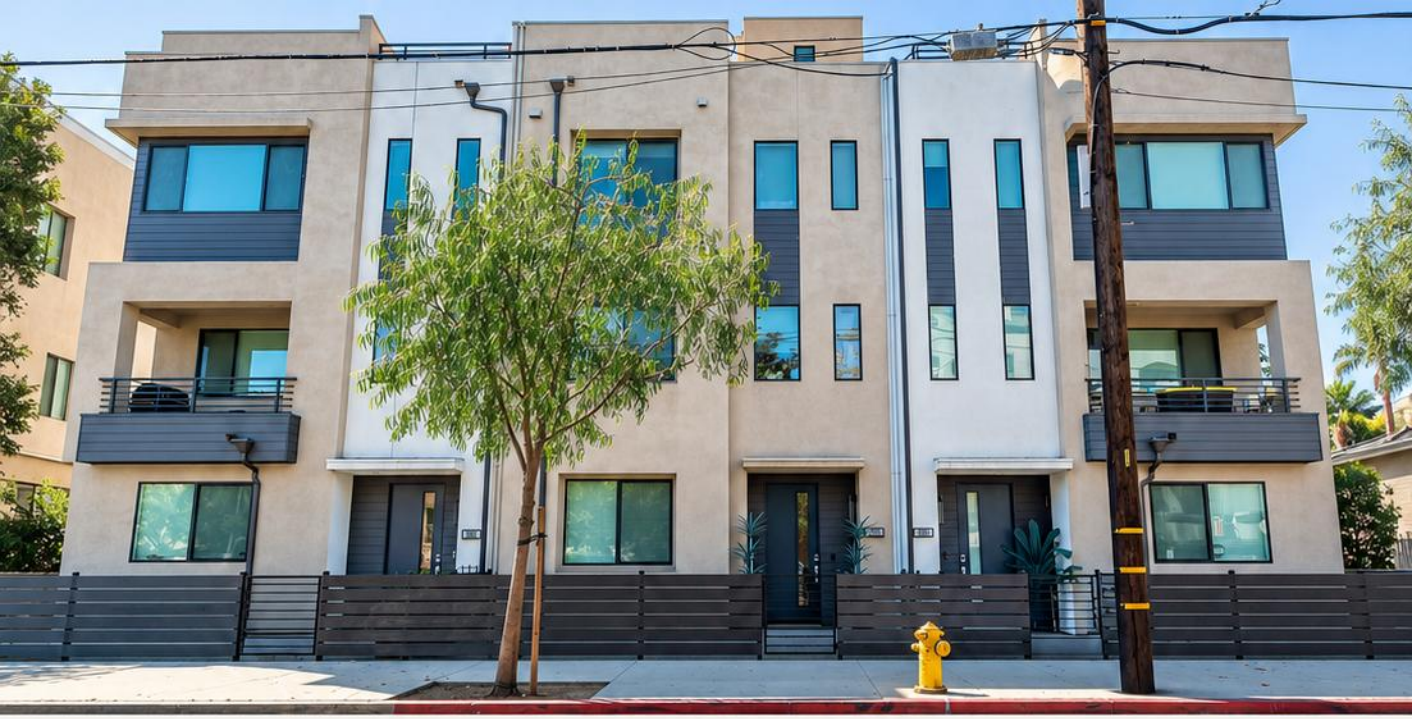


Offer Guidelines

10814 HORTENSE STREET

01 Financial Verification

- **Cash buyers:** submit proof of funds / verification statements dated within 30 days. Financed buyers: submit a current pre-approval letter.

02 Earnest Money & Contingencies

- **Deposit amount:** 3% to 5% earnest money deposit (EMD), to be wired to escrow within 48 hours of mutual acceptance to demonstrate serious intent.
- **Contingency periods:** shorten physical, appraisal, and loan contingencies to 10 to 14 days maximum to avoid delays in escrow.
- **Escrow / closing:** allow seller flexibility for subsequent housing. Seller has identified subsequent housing.
- **Property condition:** property is offered in AS IS condition while maintaining the buyer's right to request significant structural or safety repairs.

03 Required Offer Documents

Documents required for all offers:

- Residential Purchase Agreement (RPA)
- Buyer Representation and Broker Compensation Agreement (BRBC)
- Broker Compensation Advisory (BCA)

Please review the property appraisal prior to submitting.