



## Offer Guidelines

**11115 Acama St #104, Studio City 91602**

- The fireplace/chimney is considered decorative, and no repairs or credits will be provided by the seller.
- Please include verification of funds and pre—approval letter with buyer’s names on the files.
- Seller requests the defaulted 3-day response time to reply to offers.
- All offers must include a fully executed BRBC.
- Seller requests the defaulted 3 days for response to offer.
- 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.
- Home Warranty Policy shall not exceed \$650.00, and the seller prefers it to be a CRES 13-month Enhanced Policy with Fidelity National or buyer’s choice.
- 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.
- 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: Derek Kyle Morgan and Janel Morgan
- 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 and LAURA KLEIN DRE # 01435968  
Office Address: 17266 Palisades Circle, Pacific Palisades 90272

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