

Important Information Prior to Submitting an Offer

- Seller requires **loan approval** and **proof of down payment funds** to be submitted **prior to offer review**.
- All potential buyers must **physically view the property** before an offer will be considered.
- A **licensed agent must be present in person** for all buyer appointments—including showings, inspections, and the final walk-through—for cooperating broker compensation to apply. (*Exception: open house showings.*)

Offer Details

- **Preferred service providers:** Advantage One Escrow, First American Title Company, Priority NHD and First American CRES Home Warranty (*Preliminary title and NHD have already been ordered.*)
- **Seller:** Joe Shimoda
- Property is sold **AS-IS**. Seller will make **no repairs or credits**.
- **Shortened contingencies are preferred.**

Offer Submission & Review

- For questions, please contact **Shoko Ueno** at **(818) 445-5829**.
- Offers are **submitted to the seller upon receipt**; seller reserves the right to **accept an offer at any time**.
- All offers must include the following:
 - Residential Purchase Agreement (RPA)
 - Proof of funds
 - Loan pre-approval letter
- **Email offers to both:**
 - shokou@sevengables.com
 - shokouenorealtor@gmail.com
- Please **confirm receipt by text message** after emailing.