

OFFER GUIDELINES

3448 SOUTH CAROLINA STREET, SAN PEDRO

Dear Agents & Buyers,

Thank you for your interest in our listing at 3448 S Carolina St, San Pedro. Below, please find some additional information that may be helpful as you write an offer on the property:

PROPERTY INFORMATION

- **Seller's Name:** Thomas J Lee & Jane Lee
- **APN #:** 7467009031
- **Listing Agent:** Kathy Leimkuhler (Lic# 01831094)

PREFERRED OFFER

- **Escrow Period:** 30 days or sooner
- **Contingencies:** Reduced contingency periods are always preferred

INCLUSIONS & EXCLUSIONS

When completing RPA Paragraph 3P(1&2), please refer to the following:

- **Inclusions:** Stove(s), oven(s), stove/oven combo(s); Refrigerator(s); Dishwasher(s); Bathroom mirrors
- **Exclusions:**

ITEMS THAT DO NOT APPLY

Do not check these items. They will be countered out as non-applicable:

- 3Q5, 3Q6

SELLER'S CHOICE OF SERVICES

- **Escrow:** Corner Escrow - Ashley Bowman
- **Title:** Chicago Title - Brandon Bianchi / Kevin McKee
- **NHD:** MyNHD

SUBMISSION INSTRUCTIONS

Please email a complete offer to Info@LeimkuhlerGroup.com. Include offer, proof of funds, lender pre-approval letter, and any other supporting documents. We will confirm receipt of your offer.



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REAL ESTATE

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