OFFER GUIDELINES

3047 Hermosa Ave, La Crescenta CA 91214

- Seller requests all contracts be written on CAR forms.
- COE to be 35 days or less
- 7-10 Day Inspection contingency, no appraisal contingency & 12 day loan contingency
- Pre-approval letter, Fico scores, & proof of funds to be provided with the offer
- Chartwell Escrow/Vanessa Perez, Consumers Title/Joe Haggerty, SNAP NHD.
- 3% Deposit to be wired to escrow within 3 days of acceptance.
- Buyer to submit Buyer Counter Offer with signed disclosures and Receipt For Reports
- Please email all offers to both listing agents:

  Veronica Paglia veronica.paglia@compass.com and

  Michelle Zoolalian michelle.zoolalian@compass.com

AGENTS, PLEASE INCLUDE A COVER LETTER INCLUDING THE FOLLOWING:

- How long have you been working with your client?
- Have all decision-makers seen the property?
- Do you have any outstanding offers on other properties for this client?