



## **OFFER GUIDELINES FOR 2826 KEYSTON ST, BURBANK**

Please review the following guidelines carefully before submitting your offer.

### **SELLER SELECTED SERVICES:**

- Escrow: Kristin Hartwick, Glen Oaks Escrow
- Title: Jodi Borelli, Chicago Title
- NHD: Stephanie Storvis, Disclosure Source

### **PREFERRED TIMELINES & CONTRACT CONSIDERATIONS:**

- COE preferred 30 days or less
- 3% Deposit to be wired within 3 days of acceptance
- Inspection contingency 10 days or less
- Appraisal contingency 12 days or less
- Loan contingency 14 days or less
- Home Warranty not to exceed \$800.00 (If elected to be paid by Seller)

### **OTHER:**

- Any information relating to this property, regardless of source, including but not limited to square footage and lot size, architectural heritage/history, school districts, permits, zoning, ADU eligibility, and amenities, is not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.
- Fireplaces are decorative only; the seller will not provide repairs, credits, concessions, or purchase price reductions.
- Neither the broker nor the broker's agent(s) make any representations or guarantees regarding the property. Buyer and Buyer's agent to verify all to their own satisfaction and conduct their own investigation(s) as they see fit. MLS information is deemed reliable but not guaranteed.



### **INCLUSIONS & EXCLUSIONS:**

- Please refer to the MLS listing under each category

### **HOW TO SUBMIT YOUR OFFER:**

- You must request the comprehensive Buyer's Package that includes: General Inspection, Termite Report, Sewer Inspection, Preliminary Title Report, NHD, and Seller Statutory Disclosures. These reports are available to ensure a full understanding of the property's condition; please note that the Seller will not grant concessions for any findings contained in these reports. Please email [admin@robinmccary.com](mailto:admin@robinmccary.com) to obtain the full Buyer's Package.
- Buyer may be asked to cross-qualify with lender Jobe Whelan, Apex Home Loans (before offer is accepted) at no cost or obligation to Buyer.
- If there is an offer deadline indicated, Seller reserves the right to accept an offer before the stated deadline.
- Please email offer with subject line: "2826 Keystone St – Offer" to [Robin@robinmccary.com](mailto:Robin@robinmccary.com) & cc [admin@robinmccary.com](mailto:admin@robinmccary.com)
- Once submitted, please text Shelly at 818-823-6336 to confirm receipt of your offer.

### **ALL OFFERS MUST INCLUDE:**

- Fully executed Residential Purchase Agreement
- Proof of Funds demonstrating the Buyer's ability to purchase.
- Lender Letter/ Pre-approval indicating the Buyer's pre-approval for financing.
- A fully executed Receipt for Reports is required when submitting an offer.
- Buyer Introduction Letter from the Buyer.
- A brief description of your relationship with your client and disclosure of any competing offers on other properties.

**SELLER NAME: Argin Mahmoodi**

Thank you!