

OFFER INSTRUCTIONS & GUIDELINES

2021 Hillhurst Ave #8 Los Angeles, CA 90027

OFFER DEADLINE: Seller will review offers as they are received

Please cc Roxanne Shumaker roxanne.shumaker@compass.com on all correspondence

1. Listing Agent Name: Kevin Brennan DRE: 02089141
2. Compass DRE: 01991628
3. Seller name to be: Teresa L. Wachinski
4. APN: 5590-007-084
5. Please use CAR Form RPA
6. Proof of Funds that cover the 3% earnest money, downpayment and closing costs. Documents must be dated within the last month. PDFs of statements only, screenshots will not be accepted.
7. Loan - Pre Approval Letter dated within the last 3 months for minimum of offer price.
8. Cash - Accounts in the buyer's name showing sufficient funds of offer price PLUS closing costs, if the funds are in an entity's name, buyer must show proof that they are authorized to use funds. Please include supporting documents with your offer.
9. Please send a complete offer in ONE PDF, in ONE email.
10. PLEASE NOTE incomplete offers will delay representation of your offer.
11. Please answer the following questions in your e-mail- How long have you been working with your Client(s)? Have all deciders seen the property in person?

SELLER PREFERENCES

Escrow - Chartwell Escrow
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