



Guidelines for Writing Offers on property at:

2312-2310 W Compton Blvd, Compton, CA 90220

Please **submit offer via Glide using the link below:**

<https://app.glide.com/pp/3MnqgS9cSzANU8SBXV1Fas?source=offer>

Please review Seller Disclosures with buyer using this link:

<https://app.glide.com/share/7p8BgfmTbJLW4me4pyIluN/>

All Offers will be presented once the property has been viewed

Seller: Chester L Leonard Trust Signer: Chester L. Leonard

Listing Brokerage: Y Realty Inc. DRE #02202700 **Agent:** Marie Goodloe DRE #01160799

Contact Info: (310) 251-0795, marie@mariegoodloe.com,
3020 Old Ranch Parkway, Suite 250 Seal Beach, CA 90740

Seller Preferred Terms:

- **Earnest Money Deposit:** Minimum 3% by electronic funds transfer
- **Close of Escrow:** Submit
- **Escrow:** California Advantage Escrow, Erin Ferrell
- **Title:** Old Republic
- **NHD Report:** First American

Please include the following with your offer:

1. Agency Disclosure (AD)
2. Fair Housing Discrimination Advisory (FHDA)
3. Possible Representation of More than One Buyer or Seller (PRBS)
4. Wire Fraud Advisory (WFA)
5. CAR Residential Purchase Agreement (RPA) 6/26 revised
6. Buyer Inspection Advisory (BIA)
7. California Consumer Privacy Act Advisory (CCPA)
8. Market Conditions Advisory (MCA)
9. Pre-approval letter, if Buyer is obtaining a loan
10. Proof of Funds for ALL funds required to close Escrow

Text (310) 251-0795 or Email marie@mariegoodloe.com

Neither Seller nor Listing Agents guarantee any facts or figures, including but not limited to permits, school district, rentability, bed/bath count and square footage. Buyer to investigate ALL matters concerning the property to satisfy self and make any offer dependent solely on their own findings.



Marie Goodloe DRE# 01829234 - Y Realty Inc. DRE# 02202700

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