

339 South Catalina Avenue, #212 Pasadena, CA 91106

OFFER GUIDELINES

When advising your clients as to what to include in their offer, please consider the following terms as guidelines for your best chances of an accepted offer:

MANDATORY ITEMS:

- 1) Please submit offers by email to offers@RadkeAgency.com.
- 2) All offers must have Proof of Funds and a valid Pre-Approval letter from a reputable lender.
- 3) Appraisal to be ordered within 4 days of offer acceptance.
- 4) Pre-approval requested by Seller from Sam Sabbah with Unity Home Loans (818-430-3583) w/no cost or obligation to buyer.
- 5) Escrow to be Outwest Escrow with Jeff Rogers (805) 267-5850 email: jeff@outwestescrow.com.
- 6) Title to be with Lauren Greer, First American Title email: lgreer@firstam.com
- 7) Home Warranty chosen by Buyer shall include Seller Protection.

SELLER PREFERENCES:

- 1) Seller would like to net (sales price minus concessions) as much as they can from the sale of this property. As such, the sales price will be the main consideration.
- 2) Shorter Buyer Investigation Contingency (14b) preferred (i.e 7-10 days)
- 3) 12-day Appraisal Contingency (if applicable).
- 4) 14-day Loan Contingency (if applicable).
- 5) 1. Seller will make no repairs. 2. Seller will issue no credits. 3. Seller may agree to concessions.
- 6) While this is a regular sale, given how clean and updated the property is, the Seller would *prefer* the Buyer to assume the property in strictly "As-Is" Condition.

Seller will review any offers as they come in.

Please provide a minimum of 2 full days for response time.

Thank you!

Barbara Radke - DRE #01705722

Radke Agency & Associates - Keller Williams Westlake Village