Coldwell Banker Realty / 12930 Ventura Blvd, Suite #202 / Studio City 91604

10738 Bloomfield St, Toluca Lake, CA 91602

Offer Guidelines:

These guidelines are intended to help streamline our response time to offers.

- Please include Pre-Approval Letter & Proof of Funds with All Offers
- Seller is – Lillian Matulic, Caleb L. Wray
- Seller's Agents: Matthew Fonda & Jeff McMahon (#01241732 / #01915484) of Coldwell Banker Realty (#00616212)
- Initial Deposit – 3% minimum of final purchase price
- Please provide the shortest contingencies possible for Loan, Appraisal & Inspection.
- If you waive any contingencies, please provide a Contingency Removal.
- Offer Deadline: TBD
- Inclusions: All appliances
- Exclusions: None
- Escrow: Seller's Choice - Buyer & Seller each pay their own escrow fees.
- Title Policy: Equity Title – Lilly Rose, Seller to pay.
- Home Warranty: Seller is willing to pay for a one-year home warranty policy, cost not to exceed $675
- Environmental Report: Snap NHD

Thank you for your interest in the property and let us know if you have any questions!

Matthew Fonda 818-216-1545

Jeff McMahon 310-927-2470