

Offer Guidelines

4342 Bellaire Avenue, Studio City CA 91604

Offered at \$1,195,000

***Offer deadline date is **Thursday, October 29th, 2026 at 2:00pm**, at which time the Owner will review all offers and respond probably within 24 hours.

1. Please email all offers with the address "4342 Bellaire Ave Offer" (and Buyer's name) in the subject line to ericlosangeles@gmail.com. Text Eric at 310.849.4900 to advise that the 'email offer' was sent (in case it goes to spam).
2. Listing agents are: Eric Lieberman DRE# 01008206 - phone 310-849-4900 and Justine Lieberman Beuzieron DRE# 02062251 - phone 818-535-4266
Listing office is
Compass
14140 Ventura Blvd Suite #100
Sherman Oaks CA 91423
Compass DRE # is 01991628
3. The seller is Ravenswood Properties, LLC. The sole member is Eric Lieberman.
4. Escrow to be Chartwell Escrow, Sherman Oaks branch. Peter Jett escrow officer.
Phone: 818.995.2580
Address: 14140 Ventura Blvd -Suite 110, Sherman Oaks CA 91423
5. Title to be Consumers Title- Freedom Ozog to be title officer. 310.497.7434.
6. Escrow period to be 30 days or less from acceptance.
7. Inspection contingencies to be 7 days from acceptance or less.
8. The buyer whose offer is accepted, will have the opportunity to have inspections. The Seller has attached sewer inspection reports from August 2025 and previous dates and will not give any credits towards any sewer repairs. The buyer will need to take this into consideration when writing the offer.
9. The seller will not carry back any loan on the property.
10. Offers to be all cash or a new loan.
11. Any appraisals to be 11 days or less from acceptance.
12. Any loan contingencies to be 23 days or less, from acceptance.
13. Seller will consider a 2.5% commission of the final purchase price, to the selling broker.
14. Personal letters from prospective buyers to the Seller are acceptable.

15. Included items in the purchase are: Refrigerator, Washer, Dryer, Microwave Oven, Stove, potted plants. Window blinds, Ring security system with cameras and lights, two garage door clickers. Warranties and instruction manuals for some appliances.
16. Excluded from the purchase : all furniture, carpets, art on walls, inside the house and on the outside patio. Towels, soaps, brooms and baskets. Fireplace screen and equipment. Spectrum WIFI and Cable system.

Any questions, please reach out to Eric at 310-849-4900.

Owner will not accept any offers until after the deadline on Thursday October 26th, 2026, at 2:00pm. The highest and best offers will probably be countered with a SMCO, and all top considered offers will be told in what order their offers are by purchase price.

No calls will be made to unsuccessful Buyers, and the official response to unsuccessful buyers will be the 'pending sale' reported on the MLS.

Thank you for your interest.
