OFFER SUBMISSION GUIDELINES

Important Information for Buyer's Agents

Thank you for your interest in this property. Please review the following information before submitting an offer so we can make the process as smooth as possible for everyone involved.

1. SHOWING INSTRUCTIONS

DRIVE BY ONLY. DO NOT DISTURB OCCUPANTS.

All units are currently occupied by family members or friends of the seller. The occupants have not yet been formally notified of the sale.

- The front main residence may be shown by appointment on a case by case basis with sufficient advance notice.
- The remaining rental units will be available for interior inspections once an offer has been accepted and the property is in escrow.
- Please do not enter the property, approach the tenants, or attempt to arrange showings directly.

2. HOW TO SUBMIT YOUR OFFER

We encourage buyers to submit their best offer based on the information currently available, with an appropriate contingency for interior inspections of the occupied rental units.

Once in escrow, buyers will have the opportunity to inspect the remaining units, review available rental information, and determine how they wish to proceed.

Any adjustments to the purchase price or terms following inspections must be mutually agreed upon in writing.

3. ESCROW TERMS AND DEPOSIT REQUIREMENTS

- **Escrow Timeline:** Seller prefers a 30 to 60 day escrow, allowing sufficient time for inspections, tenant arrangements, and closing requirements.
- **Initial Earnest Money Deposit (EMD):** Minimum of 1.5% of the accepted purchase price, to be deposited into escrow in accordance with the purchase agreement.
- Offers should clearly identify the proposed escrow closing date, deposit amount, and all applicable contingencies.

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4. EXISTING TENANTS AND BUYER OPTIONS

The seller is currently working with the occupants regarding possible relocation arrangements or new lease agreements.

Buyers may consider the following options:

Option 1: Purchase With Existing Tenants

This is the seller's preferred option. Buyer accepts the property with the existing occupants in place, subject to review of the existing tenancies and agreed purchase terms.

Option 2: New Lease Agreements

Buyer may request that new lease agreements be negotiated with the existing occupants prior to closing, subject to tenant cooperation and mutually acceptable terms.

Option 3: Tenant Relocation

Buyer may submit an offer requesting that certain units or the entire property be delivered vacant. Any relocation assistance, expenses, responsibilities, and timelines would need to be negotiated and agreed upon by all necessary parties.

Option 4: Combination of the Above

Buyer may propose keeping certain tenants, negotiating new leases with others, or requesting relocation of specific occupants.

5. IMPORTANT CONTINGENCIES

If your buyer requires new leases, tenant relocation, or vacant possession, please clearly identify these conditions in the initial offer.

All arrangements are subject to seller approval, tenant cooperation, applicable tenant protection laws, and written agreement where required.

Vacant possession, new leases, or tenant relocation are not guaranteed unless specifically agreed upon in writing.

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6. COMMUNICATION

We understand that every buyer may have a different investment strategy, and the seller is open to reviewing reasonable offers and arrangements.

Our goal is to work together, protect the occupants' privacy, and give buyers the opportunity to complete their inspections and due diligence.

Please contact the listing agent with any questions before submitting your offer.

Thank you for your cooperation.

Listing Broker
RC & Associates Realty Group Inc.
Circle Real Estate