BROCK & LORI

Thank you for your interest in the property located at 2376 Canyon Dr, 90068.

Before submitting your offer, please review the following offer guidelines.

Please submit all offers no later than 12pm on Tuesday, November 10, 2026. Although uncommon, the Seller reserves the right to accept any offer without sending counteroffers to other offerors. If the Seller elects to send counteroffers, top offers will receive a counteroffer within 24-48 hours after the offer deadline.

Fireplaces are considered ornamental. Sellers shall not issue any credits or make any repairs for chimneys/ fireplaces.

If you do not receive a counteroffer, you will be informed via email.

If you have any questions regarding your submission, please contact Lori Levine Harris at (818) 515-1118 or lori@brockandlori.com.

Guidelines for Offer Submission

- All offers should be submitted via email to Lori Harris at lori@brockandlori.com, and please cc: Angela Somawardhana at admin@brockandlori.com. Once submitted, please text Angela at (323) 305-9000 to confirm receipt of the offer.
- Please include a Cover Letter with a summary of key terms when submitting, and answer the following questions:
    - How long have you been working with your client?
    - Have all decision makers toured the property in person?
    - Have the Buyers canceled any agreements to purchase a property in the past 24 months? If so, why?
- Please include the following items and terms in your offer:
    - Seller(s) Names: Rachel Caris Love, Stefan Caris Love
    - Escrow to be: Melissa Miller, Lakeside Escrow
    - Title to be: John Chadbourne, Equity Title
    - Natural Hazard Zone Disclosure Report provided by MyNHD
    - Each Party to pay its own Escrow Fees and Costs

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  - Inclusions: stove, oven, refrigerator, washer, dryer, dishwasher, video doorbell, security camera equipment, security systems/ alarms, smart home control devices, curtains and window coverings, TV and wall-mounted brackets for video, bathroom mirrors, and electric car charging stations. *Any items checked in RPA Section 3(P)(1) not included in this list shall be excluded from sale.*

  - Exclusions: the two wall sconces in the downstairs den.

- No escalation clauses, please; just give it your all! Escalation clauses can cause issues with dual escalation clauses; we therefore don't accept them.

- For offers with financing:

  - The Offer Package must include a Loan Pre-Approval and Proof of Funds demonstrating sufficient funds to cover, at minimum, the down payment and all fees/costs. The loan pre-approval letter must reflect the Purchase Price and state that the loan pre-approval is valid for a minimum of three (3) months from the date the offer is submitted.

  - Please provide the lender's contact information in your cover email and cc the lender on your email submission.

- For cash offers, please include proof of funds or a letter from the Buyer's CPA showing sufficient funds for the Purchase Price and all fees/costs with the offer package.

- The Seller will not accept or review any personal letters from the Buyers; please do not include them in your offer package.