7227 Ogelsby Ave, Los Angeles, Ca 90045

APN: 4110-019-023

Offers due Monday, March 9th, 2026, 6:00pm

Please email offers to **Roger@dwellingre.com**

Offer PDF Document Name to be: OFFER Buyer's Last Name – 7227 Ogelsby Ave

Seller's Name: The Steven L. Kohut Revocable Trust of 2015

Listing Agent: Roger Indorf, DRE# 02149444, Cell: 323-304-7373

Listing Brokerage: Dwelling, DRE# 0216140, Office: 760-285-6161

Dwelling Address: 1801 Tahquitz Canyon Way Suite 100, Palm Springs, CA 92262

Seller Preferred Terms:

- Earnest Money Deposit: Minimum 3% by electronic funds transfer
- Close of Escrow: 30 days or sooner.
- Escrow: American Trust Escrow, with Maryann Pondivida
- Title: WFG National Title Company, with Zoe Schulman
- NHD Report: Property ID
- Home Warranty: Buyer's Choice
- Inclusions: Gas stove, refrigerator, dishwasher, currently installed window treatments
- Exclusions: None

Seller is ***open*** to paying buyer agent compensation. Please include those terms in your RPA

Please include the following with your offer and submit in ONE PDF:

1. Residential Purchase Agreement (RPA) & all CAR form advisories & addenda
2. Market Conditions Advisory (MCA)
3. Recent Pre-approval letter, if Buyer is financing, & Proof of Funds for ALL funds required to close Escrow