THE LOCAL REAL ESTATE GROUP

OFFER GUIDELINES
6234 Roy Street Los Angeles, CA 90042

- Offers will be forwarded upon receipt.
- Please email offers to Jenn@localregroup.com and sellertc@localregroup.com
- Please write contract on CAR form RPA addressed to Sellers; Jeffrey Zhu, Bi Jessica Zhu
- Maximum 7-10 days for the contingencies noted in PAR 3.L(3)-(8)
- Maximum 14-day Appraisal & 17-day Loan contingencies
- Pre-approval letter, Fico scores, & proof of funds to be provided with offer
- Chartwell Escrow – Vanessa Perez, Cal Best Title – Lynne Vinkovic, First American NHD
- Home Warranty not to exceed $800.
- 3% Deposit to be wired to escrow within 3 days of acceptance.
- Seller disclosures to be delivered with Counter Offers. Counteroffer package to include a copy of Receipt for Reports 1 as proof of receipt of documents.
- Attachment size not to exceed 20MB.

AGENTS, PLEASE INCLUDE A COVER LETTER INCLUDING THE FOLLOWING:

- Have all decision makers seen the property?
- Do you have any outstanding offers on other properties for this client?

The Local Real Estate Group
3169 Glendale Boulevard
Los Angeles, CA 90039

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COMPASS