

Guidelines for Offers

Address: 3635 Meier St. Los Angeles, CA 90066

Offer must be received by

1. Please include verification of sufficient funds to close. Pre-Approval letter with FICO scores. (Please include pre-approval letter with lender showing loan to value, amount of loan, and verification of down payment/ Proof of Funds if cash.
2. Offer points to consider:
 - A. Property Sold "As Is" with no warranties, credits or repairs.
 - B. Seller prefers a 30-day escrow, or less.
 - C. Seller to all select services
 - D. Seller prefers shortest possible time period for any contingencies or no contingencies.
 - E. Seller is not planning to make allowance for termite work or any credits, repairs etc...
 - F. Contingent on Seller finding replacement property. Close of escrow plus 7 days.
3. For all cash , non-contingent offer , please state either:
 - a. Buyer will be obtaining a loan
 - b. Buyer will not be obtaining a loan
4. It is recommended to include some background information about the buyer with the offer. Or have the buyer write a letter about themselves.
5. Seller requests all influential parties preview the property including family members, contractors, before writing an offer.
6. Seller prefers no nominees or assignees. Signatures from all Buyers planning to be on title must be on the original purchase agreement.
7. Counter offers to offers submitted are not guaranteed. Always likely to accept the highest offer upon presentation. Please know that owner is prepared to accept such and offer without making a multiple counter offer. Please submit best offers using this guideline for best results.
8. Please Submit offer to madelainekproperties@gmail.com

Further information and questions, please contact Madelaine Directly @ 310.869.1712

THANK YOU!

