

## Guidelines for Offers

Address: 3601 Colonial Ave. Los Angeles, CA 90066

### Offers Due:

1. Please include verification of sufficient funds to close and pre-approval letter if applicable.
2. Offer points to consider:
  - A. Earnest money deposit to be 3% of the accepted purchase price
  - B. Seller prefers a 30-day escrow
  - C. Seller to all select service providers
  - 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, sold "AS IS"
  - F. If purchased by an investor/ developer the family would like to take light fixtures, doors, handles, and other handmade items.
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. Please do all evaluations before submitting offers.
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. Owner is always likely to accept the highest offer upon presentation. If an offer is exceptional as written, please know that owner is prepared to accept such an offer without making a multiple counteroffer.

Please submit best offers using this guideline for best results.

8. Please Submit offer to [madelainekproperties@gmail.com](mailto:madelainekproperties@gmail.com)

Further information and questions, please contact Madelaine Directly @ 310.869.1712

THANK YOU!