



OFFER GUIDELINES

13415 Olive Dr. Whittier, Ca 90601

Thank You for your interest in my listing. I hope the information below will be helpful to you. Please combine Purchase Offer and all supporting documents (proof of funds, pre-approval, etc.) into one PDF and email to MicheleJ@SevenGables.com

To ensure compliance with Fair Housing and anti-discrimination guidelines, the seller has instructed Broker not to forward any Buyer "Love Letters." Please do not include them with your offer submission.

Seller's Name – Andrew Bunk, Ashley Bunk
APN # 8138-001-031

Terms & Conditions:

- Escrow period: A short escrow is preferred, 30 days or less.
- Earnest Money Deposit: 3% deposit submitted within 3 days of acceptance.

Contingencies: Reduced contingency periods are always preferred (ideally 10 or less loan, 9 or less appraisal, and 5 or less for all investigations).

Possession: COE

Sellers' choice of all services:

- Escrow: Alliance Mutual Escrow– Laura Woodbury
- Title: Chicago Title – Kevin McKee
- Home Warranty: Any with CRES policy
- NHD: Priority NHD

PLEASE WRITE YOUR BEST OFFER AS WE CAN NOT GUARANTEE COUNTEROFFERS

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?

It has been my pleasure to present this listing, and we look forward to hearing from you.

Thank You,
Michele Jonietz