



"Selling Homes. Sharing Donuts."

The "Donut Guy" Realty Group
Keller Williams, Jenewein Estates, Inc.
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Offer Guidelines | 2176 Calle Nardo Thousand Oaks

Agents, we kindly ask that you please read these key details so that you can present the cleanest offer on behalf of your buyer:

Disclosures & Inspections

Please review the pre-market inspections & seller's disclosures with your buyer **prior** to writing your offer. They can be viewed & downloaded at www.TheDonutGuyRealtyGroup.com/Inspections-Disclosures.

Seller One Name: Gregory Ehrlich, Trustee

Listing Agent Name: Justin Jenewein CalDRE 02024855

Listing Office Name: Keller Williams R.E. Services CalDRE 01434190

What's most important to the seller? - High Price, Short Contingencies, Quick Close.
The seller will not be issuing credits or repairs during escrow. Please plan accordingly when determining your offer terms.

Seller's preferred contingency timelines

Inspection - 7 days or less

Appraisal - 10 days or less

Loan - 14 days or less

Close of Escrow - 21 days or less

Possession of Property - COE

Seller Contingency for Replacement Property: No

A complete offer package will include the following:

- **Purchase Agreement**
- **Pre-Approval** (*if buyer is taking a loan*)
- **Proof of Funds** (*include gift letter if funds are not in buyers name*)
- **Inspections/Disclosures with buyers signatures.**

Please email **complete offer package** to justin@jeneweinestates.com **AND** admin@thedonutguyrealtygroup.com

Offer Response Timeline / Offer Deadline / Offer Review

Offer deadline is October 20th at 6 pm. Feel free to submit your offer at any time. Offers will be presented as they are received. Seller intends to respond to offers after the offer deadline. IN THE EVENT the seller receives an irrefutable offer prior to the offer deadline, they may be willing to accept sooner. Seller reserves the right to accept an offer prior to the deadline.

Property is sold AS-IS, Where-IS. Sq. Ft. Source is per assessor and deemed reliable. Agents have not independently verified.

Counter Offers

There is no guarantee that the seller will be issuing any counters. Since there may not be a second chance, we recommend you come in with your "highest and best" offers right from the start.

Cross Qualification

Winning offer will be required to cross-qualify with Brian McKim @ House America Financial prior to opening escrow.

Thank you and we look forward to working with you!!