

Guidelines for Offers for Vacant Land  
For the Estate of Micheal Meraz

[Property: List of 10 land parcels for sale](#)

1. Seller Information:
  - a. Seller: Estate of Micheal Meraz ; note: that is the correct spelling of the 1st name
  - b. Probate Case: 24STPB00578 ; Los Angeles County
2. Forms: Vacant Land Listings
  - a. Vacant Land Purchase Agreement and Joint Escrow Instructions (CAR Form VLPA Revised 7/24);
  - b. 3D(1) Minimum EMD 3%;
  - c. 3D(02) ; check and input Deposit raised by 7% after Buyer's contingencies completed (so we can request court confirmation);
  - d. 4A Property Addenda; check and include Probate Purchase Agreement Purchase Addendum (C.A.R. Form PA-PA);
  - e. 4B Other Addenda; check and include Court Confirmation Addendum (C.A.R. Form CCA);
  - f. 4C Buyer and Seller Advisors; check and include Probate Advisory (C.A.R. Form PA);
3. Submit a verification of funds and preapproval letter, if applicable;
4. Property is sold in "as is" condition, with no repairs or cash credits;
5. Offers cannot be accepted before **8/26/2024** per court rules;
6. Counter offers and/or any response to your offer submitted is not guaranteed. With numerous properties for sale, and the usual onslaught of lowball offers, the Seller will only respond to those offers that appear to be likely to result in a contract;
7. The Seller will deliver the property vacant or occupied as per the listing details but to be confirmed in the purchase contract, and the Buyer to check status before court confirmation to confirm and take responsibility;
8. Seller prefers no nominees or assignees. Signatures from all Buyers planning to be on title must be on the original purchase agreement;
9. Close of escrow shall occur within 10 days after receipt of court order confirming sale;
10. The sale is contingent upon court confirmation;
11. The Buyer will be responsible for repairs (if any) and the removal of all items that is left behind in the property, including they yard and garage;
12. The Seller will pay for a natural hazard zone disclosure report;
13. The Buyer Will pay for a smoke detector installation, water heater bracing, and/or any cost of compliance with any other minimum mandatory government retrofit standards, inspections, and report, if required by law;
14. The Buyer and Seller will pay for their own escrow fees. The Escrow will be the Seller's choice;
15. Seller will pay for an owner's title policy issued by the company of Seller's choice;

16. Seller to pay county transfer tax or fee and city transfer tax or fee;
17. Buyer will waive a Home Warranty or purchase at their own expense;
18. Neither listing agent nor seller to pay any commissions to buyer's agent in accordance with the recent NAR settlement. Please confirm your commission with your buyer before submitting any offers;
19. Please submit an offer to Bill Gross's Office via: a. [bill@TheLAProbateExpert.com](mailto:bill@TheLAProbateExpert.com) ; b. Hand-delivery/messenger to EXP Realty of California Inc., 8383 Wilshire Blvd. #800, Beverly Hills, CA 90211. If hand delivered, confirm delivery via text and/or email.

