



Guidelines for Writing Offers for the Property at:

**442-444 S Boyle Ave, Los Angeles, CA 90033**

**APN: 5174-023-024**

Please email offers to: **offers@daveknightrealestate.com** & include all requested forms in ONE PDF.

Document Name to be: **OFFER Buyer's Last Name – Boyle (442-444 S)**

**Offers due Monday, 11/4 at 12pm.**

**Seller Name:** 442 444 Boyle Avenue LLC

**Listing Agent:** David Knight, #01829234

**Listing Brokerage:** Keller Williams Realty, #01411306

**Contact Info:** (626) 240-5011, [madeline@daveknightrealestate.com](mailto:madeline@daveknightrealestate.com), 37 W Sierra Madre Blvd Sierra Madre, CA 91024

**Seller Preferred Terms:**

- **Earnest Money Deposit:** Minimum 3% by electronic funds transfer
- **Close of Escrow:** 30 days (or quicker if Buyer is able)
- **Escrow:** Madison Escrow - Morales, each to pay their own fees
- **Title:** Lawyers Title - Cripps/Nyeholt
- **NHD Report:** MyNHD - Zabrina Carroll
- **Home Warranty:** First American - Sandi Franco
- **Inclusions:** Landlord-owned appliances, camera system
- **Exclusions:** Tenant-owned appliances, Tenants' personal property

**Please include the following with your offer and submit them together in ONE PDF:**

1. Residential Income Purchase Agreement (RIPA) & all attached CAR form advisories & addenda
2. Market Conditions Advisory (MCA)
3. Pre-approval letter, if Buyer is obtaining a loan & Proof of Funds for ALL funds required to close Escrow

**Please contact our Listing Team (8:30am-5:00pm) with any questions:**

Email [listings@daveknightrealestate.com](mailto:listings@daveknightrealestate.com) or Text 626-240-5011

Email [listings@daveknightrealestate.com](mailto:listings@daveknightrealestate.com) to receive an auto response with a link to disclosures & reports.

*Neither Seller nor Listing Agents guarantee any facts or figures, including but not limited to permits, school district, rentability, bed/bath count & square footage. Buyer to investigate ALL matters concerning the property to satisfy self & make any offer dependent solely on their own findings.*

37 W Sierra Madre Blvd Sierra Madre, CA 91024

Dave Knight DRE# 01829234 - Keller Williams Realty DRE# 01411306