



REAL ESTATE NETWORK, INC
A Professional Real Estate Company

OFFER INSTRUCTIONS **AS PER SELLER REQUEST**

(READ CAREFULLY)

**Complete your "INITIAL" offer package as directed below and
E-MAIL the entire offer package as ONE email only to:
OFFERS@LARENETWORK.COM

Make sure your combined attachments do not exceed 10MB or size of e-mail will be too big to receive and will be bounced back. You can also fax your offers to 323-722-2783 but we will not guarantee that all offers will be received or be legible enough to present to seller due to high volume of faxes coming in. Offers that are faxed or e-mailed that are not complete, missing pages and not legible will be rejected and not be processed for negotiation as per Seller's instructions.

You are required to supply the following item(s) prior to your offer being submitted and reviewed by the seller. As instructed on the MLS ALL incomplete offers will automatically be rejected. **Please submit the ENTIRE offer along with this check list, with ALL items included.** This is the Seller's request and there are **NO EXCEPTIONS**. Seller WILL NOT negotiate any offers with "AND OR ASSIGNEE" in buyers name on subject line if it appears on any pages of the offer.

All Financed, Hard Money, Privately Financed and Cash offers must include:

- **C.A.R. PURCHASE CONTRACT:** MUST be completed in its entirety, be clear, legible & fully executed (signed) by all buyers and agent and must include dates. If purchasing under LLC, or any type of CORPORATION you must attach articles of incorporation. Please use the correct C.A.R. Offer form for the type of property you are making an offer on. Ex: SFR use SFR C.A.R. form, Multi-unit use Multi unit C.A.R. Form etc.
- **COPY OF THE DEPOSIT CHECK:** MUST match the name of the buyer on the offer & must match the amount of the deposit inserted on the purchase contract.
- **PRE-APPROVAL LETTER:** MUST be a letter on the bank letter head from a retail branch of a DIRECT institutional lender (must be directly funded), MUST include loan reps contact information to include direct office number, cell number and their direct e-mail. Letters generated from the internet are NOT acceptable. Offer price, loan amounts to include LTV and down-payment must match the amounts on the offer submitted. Pre-approval letter must be dated less than 2-weeks old.
- **FICO SCORE PAGE:** MUST be from ALL buyers written on offer (please block out buyers social security number)
- **PROOF OF FUNDS(BANK STATEMENT):** MUST be within 30 days old, MUST show enough liquid funds to cover the FULL amount for the down payment, and MUST show proof (buyers name) that the account is in fact coming from the person that matches buyers name on the offer. If it's a gift from another party other than the names on the offer, then buyers MUST provide a gift letter, along with bank statement stating gift to buyer's names on offer.
- **PRE-QUAL:** As stated on the MLS and as per sellers instructions.