

OFFER INSTRUCTIONS
540(A) 9th Avenue, Menlo Park, CA 94025
Revised June 12, 2009

This is a regular sale. Offers will be reviewed as they come in.

Please note the following:

Offers should be submitted via email (Katrina@TriumphPS.com) or hand delivery to the office (3101 Middlefield Road #3, Palo Alto, CA 94306) as they are written (electronic documents are preferred).

The seller is out of town and in a different time zone with limited access to email and fax capabilities. Please allow a MINIMUM of 3-5 days for a response to an offer. The seller prefers an as-is sale and is motivated. The home has been priced accordingly.

The seller prefers to use Old Republic Title Company, Palo Alto Office, for title and escrow services.

Prior to submitting your offer, your clients should have visited the property and read the disclosure package and reports thoroughly.

Your offer package should contain the following documents:

1. CAR purchase contract and appropriate addenda (You may use the PRDS forms, but CAR forms are preferred. Disclosures are provided on CAR forms)
2. The package of forms marked "Forms To Be Included With Offer" from the disclosure website.
3. Initial deposit check copy
4. Pre-approval letter and proof of funds to close
5. Cover letter

Offers will be submitted to the seller as they are received. If you would like to schedule an appointment to present your offer to the seller's agent, please contact Katrina Edwards, 650-813-1413. Presentation of offers is not necessary and electronic documents are preferred.

Thank you for your interest in this property.

