

OFFER INSTRUCTIONS
836 Live Oak Avenue, Menlo Park, CA 94025
Revised June 7, 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 has a hearing disability. Please allow 3-5 days for a response to the offer as a number of people will be involved in the communication process and the seller's access to technology to send and receive documents is limited.

The seller prefers an as-is sale. 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 or 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.

