



## PRE-OFFER DUE DILIGENCE PROCESS



We represent a network of cash buyers in Southern California who can close within 10 days of our offer being accepted. We have a very specific pre-offer due diligence process we go through:

1. **We need basic information about the property:**
  - a. Address
  - b. sale price
  - c. type and level of repairs (low, medium, high, full rehab)
  - d. occupancy status
  - e. reason for selling
2. **If there is a tenant, we need the following information:**
  - a. Lease term: month to month or longer, when does lease end?
  - b. Does the tenant intend to stay?
  - c. Monthly rent
  - d. Security deposit status
  - e. Copy of rental application
  - f. Copy of background check
  - g. Rent roll (last 12 months of payments including dates, late fees, verification of payments)
3. **We only make offers with a refundable EMD** that is subject to the property passing inspection, the property having a clean marketable title, and if tenant-occupied, the tenant passing verification.
4. **We represent cash buyers looking to close within a two-week period.**
5. **We purchase all properties in an LLC** that will be formed as part of escrow.
6. **We have a standard Assignment Agreement** that we use for taking over your Purchase Agreement (if you are wholesaling), but we are open to reviewing the use of your Assignment Agreement.

If you agree to our pre-offer due diligence process, please submit the information requested above, including your Assignment Agreement and EMD requirements, so we can make an initial determination on whether we will make an offer on the property and what that offer will be.

We look forward to hearing back from you soon.