



MILLMAN TEAM

South Bay News



Ray Millman



Jon Millman



Thomas McMahan

Father and Son Team

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Trust Sales Experts

End of Summer / Fall Selling Season
Yes, there is lots of prime time left to get your home sold. The best times left:

Last three weeks of September

All of October

First two weeks of November

First two weeks of December

With September and October normally being the best part of the fall.

SELLING YOUR HOME "AS IS"

If I sell my home "as is" does that mean I don't have to do any repairs? The only requirements for selling a home in Torrance are to double strap the water heater, have a newer smoke detector inside each bedroom and have a combo smoke / carbon monoxide detector near the bedrooms. Multiple story homes need a smoke detector on each level. The current CAR offer forms actually state all homes are sold "as is", however the key being "with buyer inspection rights". The buyers can and normally do a general sale inspection, sewer inspection and sometimes mold or roof inspection. As a result of these inspections the buyer can request repairs or more often a credit in escrow. The seller can say, "no, we sold 'as is'" and the buyer can accept and move forward, cancel the escrow, or the response can be negotiated. Since this is a contingency of the sale, the buyers get their deposit back if no agreement is reached. Having the right agent representing and advising you how to respond to repair requests can make all the difference. Ray and Jon always give you your options and have 70 years combined experience to negotiate on your behalf. Call the Millman Team today.

RAY AND JON HAVE SOLD OVER 1,000 HOMES IN THE SOUTH BAY AREA. FIND OUT WHY MORE SELLERS CHOOSE THE MILLMAN TEAM.

Hello Friends. Summer 2025 is almost over. When I was a kid the hottest time of year was often in September, right when we went back to school or shortly thereafter. It was called "Indian Summer." The Dodgers are struggling to stay in first place, however they need to win the World Series to make the season a success. USC football started 3-0 and UCLA 0-2 but the season has a long way to go. Can either the Rams or the Chargers make the Super Bowl? In a win for the City of Torrance, residents, and nearby businesses, LA County and the developer have formally withdrawn the project to convert the Extended Stay on Torrance Blvd. to homeless housing. I recently had our small boat and both cars detailed by Paul Burner at Lightning Detail 714-530-5996. He did a fantastic job and will come to your home. He also does RV's. Tell him Ray sent you. We all want to wish Jonathan Millman a happy September birthday and congrats on hitting a milestone 25 years full time in real estate!

Best restaurant freebie on your birthday:
H.T. Grill 1701 S Catalina Ave, Redondo Beach
Free "surf and turf" (yes lobster and steak!) Have to go on your birthday and show an ID.
Call before going to confirm they haven't changed their policy. 310-791-4849



Call the Team at 310.375.1069 for a complimentary personal sales strategy consultation and "Professional Market Analysis" of your home's value

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COMPASS