

Offer Guidelines

3000 E California Blvd, Pasadena, CA 91107

Offers: Email offer in one PDF to gabriellely.re@gmail.com

Offer Deadline: 8/12/2026 (Wednesday) 12pm

Seller: Yu Ting Forester Wong, Sut Kuan Woo

Listing Agent: Gabrielle Ly - License # 02121694 - Phone 626-607-1845

Listing Broker: KW Executive - License #02003950 - 388 E Valley Blvd, #106, Alhambra, CA 91801

Seller preferred terms:

- **Earnest Money Deposit(EMD):** 3% of final purchase price by electronic transfer
- **Escrow period:** 30 days or less
- **Escrow officer: Iris Zhang, Standard Escrow**
- **Title:** Chicago Title, Jerry Wu
- **Contingency Timeframes:** Any and all contingencies to be removed in 14 days or less
- Property to be sold **AS-IS**. No repairs will be done. No credits will be given
- Items included in sale:
 - Washer, Dryer, Refrigerator, TV above fireplace, dressers in primary bedroom, shoe cabinet in breakfast nook, 3 mirrors (dining room, breakfast nook, primary bedroom vanity area)
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Please include the following with your offer:

- Residential Purchase Agreement
- Pre-approval letter if applicable
- Proof of Funds within 30 Days for all funds required to close escrow
- Contingency Removal Form for any/all contingencies that Buyer is removing, and Non-Contingent Offer Advisory if any

Thank you for your offer!

Gabrielle Ly

Your Real Estate Consultant



Cell 626-607-1845

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gabriellely.re@gmail.com

<https://gabriellely.kw.com>

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