

OFFER GUIDELINES MEMO

1426 N. Buena Vista St Burbank CA 91505

APN: 2438-011-011 MLS #: SR26181950

SELLER NAME

Terrell L. Balie Trust 2014

Trust Sale by Craig H. Tapella, Trustee

LISTING BROKERAGE & AGENT DETAILS

Coldwell Banker Realty 12930 Ventura Blvd., 2nd Floor Office 818.788.5400 Brokerage DRE# 00616212

Jessyca Nygren jessyca4homes@aol.com Mobile/Text 818.416.0130 DRE# 01092479

CLOSING & POSSESSION

- An escrow period of 30 days or less is preferred, possession upon written confirmation of title transfer

PURCHASE TERMS

- **OFFERS:** Please send only the most current C.A.R. Residential Purchase Agreement & its pertinent default addenda
- **CASH:** Include current (<30 days) proof of full funds -AND- FICO score
- **FINANCED:** Include current (<30 days) proof of funds & current pre-Approval letter -PLUS- FICO score
- **UPON ACCEPTANCE:** Listing Agent TC shall generate the required C.A.R. documents & addenda for signatures
- **ESCROW:** 3% initial deposit shall be wired to Escrow Holder within 1 business day after Acceptance...
Escrow Instructions shall be drafted after receipt of deposit is confirmed
- **PROPERTY APPRAISAL:** If any, shall be expedited & completed within 10 days after Acceptance
- **LOAN CONTINGENCY:** If any, shall be removed within 14 days after Acceptance
- **INSURANCE:** A homeowners policy shall be secured & submitted to escrow within 14 days after Acceptance
- **CROSS QUALIFICATION:** Financed Offers will be looked upon more favorably when accompanied by a cross qualification from Guaranteed Rate Affinity Bruce Nangle m: 818.427.3116 e: bruce.nangle@grarate.com

INSPECTION TERMS

- Buyer shall have 10 days after Acceptance to complete any & all due diligence inspections & investigations
- Buyer shall have 7 days after Acceptance to review, complete & return Seller disclosures
- Listing Agent shall be readily available to accommodate any desired inspections with no less than 24HR written notice to include type of inspection(s), company name(s), inspector name(s) & their contact info
- Buyer's agent must complete their AVID & deliver to Buyer within 10 days after Acceptance

SERVICES

- (Listing) Transaction Coordinator & Document Compliance – Lisa Marquez 818.668.4184 tclisa@outlook.com
- Escrow – Coast Cities Escrow – Lisa Gaynor 818.533.6831 lgaynor@coastcitiesescrow.com
- Title – Equity Title – Scott Legg & Cory Meza 818.291.4400 unit50@equitytitle.com Order # 3910126-03381`
Title Rep – Lilly Rose 818.266.5700
- Retrofitting – by Metro Retrofitting July 2026
- NHD Report – by JCP LGS Aug 2026
- Home Warranty – American Home Shield 1 year "Shield Complete" – Rep: Robert Mickalson 626.372.2922

DISCLOSURES

- Property is sold AS-IS WHERE-IS HOW-IS Buyer shall rely on their own findings & final determinations
- Fireplace is considered decorative only & is not warranted
- Original garage is a studio/workshop – Seller purchased w/ this configuration, parking in driveway or on street
- Additional information about subject property & the City of Burbank is accessible at www.burbankca.gov
- Termite Inspection Report by Jason Termite July 2026