



Guidelines for Writing Offers for the property at:

825 Valley View Ave. Monrovia, CA 91016

Please email offers to: realtyoffers28@gmail.com & include all requested forms in ONE PDF.

Document Name to be: **OFFER Buyer's Last Name – Valley View (825)**

Offers to be reviewed starting Friday, 05/31/24, at 12:00 PM

While not our usual standard, our Sellers always reserve the right to accept an offer prior to the deadline.

Seller: Gary Sakai and Mary Ellen Sakai

Listing Agent: Derek Michaelis, DRE #01969475

Listing Brokerage: Remax Unlimited Real Estate, #02223552

Contact Info: (626) 253-3835, realtyoffers28@gmail.com, 568 S Brea Blvd, Brea, CA 92821

Seller Preferred Terms:

- **Earnest Money Deposit:** Minimum 3% by electronic funds transfer
- **Close of Escrow:** 30 days
- **Escrow:** Remax Unlimited Escrow - Gabby Islas - Each to pay their own fees
- **Title:** Orange Coast Title Company – Soia Haas
- **NHD Report:** MyNHD – Zabrina Carroll
- **Home Warranty:** First American – Sandi Franco
- **As-Is:** Seller will not do any credits or repairs
- **Inclusions:** Stove, Dishwasher
- **Exclusions:** Washer/Dryer, Refrigerator

Please include the following with your offer and submit them together in ONE PDF:

1. Agency Disclosure (AD)
2. Fair Housing Discrimination Advisory (FHDA)
3. Possible Representation of More than One Buyer or Seller (PRBS)
4. Wire Fraud Advisory (WFA)
5. CAR Residential Purchase Agreement (RPA) 12/14/21 version
6. Buyer Inspection Advisory (BIA)
7. California Consumer Privacy Act Advisory (CCPA)
8. Market Conditions Advisory (MCA)
9. Pre-approval letter, if Buyer is obtaining a loan
10. Proof of Funds for ALL funds required to close Escrow

Please contact Derek Michaelis (8:30am-5:00pm) with any questions:
Email RealtyOffers28@gmail.com or Text 626-253-3835

Neither Seller nor Listing Agents guarantee any facts or figures, including but not limited to permits, school district, rentability, bed/bath count and square footage. Buyer to investigate ALL matters concerning the property to satisfy self and make any offer dependent solely on their own findings.