



OFFER GUIDELINES

2025 N. Manning Street | Burbank, CA 91505

Thank you for your interest in this property. The following are the seller's preferred terms and submission guidelines to help your clients prepare a complete offer. All offers will be presented for seller consideration.

SELLER'S PREFERRED TERMS

Escrow period	30 days for financed offers; 15 days for all-cash offers.
Earnest money deposit	3% of purchase price, deposited into escrow within 24 hours of acceptance.
Home warranty	Seller to pay up to \$770 for Choice Home Warranty through Vivian Gee, for an owner-occupied purchase.
Title company	Steward Title — Jared Armas.
Escrow company	Lakeside Escrow — Janette Lomeli.
Inspection contingency	5 days or less.
Appraisal contingency	10 days or less, if applicable to conventional financing for an owner-occupied purchase.
Loan contingency	17 days or less, if applicable to conventional financing for an owner-occupied purchase.

INCLUDE WITH YOUR OFFER

- Lender pre-approval letter (for financed offers).
- Proof of funds sufficient for the down payment and closing costs, or full purchase price for cash offers.
- If funds are coming from another closing, include the applicable closing statement (HUD/settlement statement).

OFFER DEADLINE & SUBMISSION

WEDNESDAY, NOVEMBER 11, 2026 | 12:00 PM (NOON) PT

Email complete offer packages to **Jose.PacificCoastRealty@gmail.com**. Seller responses are anticipated the following day, with a requested 24-hour response turnaround.

QUESTIONS Jose Martinez | Operations Director | DRE #02007994 | 626.660.9179

These are requested terms only; buyers may submit different terms. Seller retains discretion regarding offer review, acceptance, and counteroffers.