



Guidelines for Writing Offers for the property at:

65 N Michigan Ave #16 Pasadena, CA 91106

Please email offers to: **offers@daveknightrealestate.com** & include all requested forms in ONE PDF, if possible.

Document Name to be: "OFFER Buyer's Last Name – Michigan (65 N #16)"

Offers will be reviewed beginning at 10:00 AM on Wednesday, 10/27/21

Sellers: Dali Cao

Seller Preferred Terms:

- **Earnest Money Deposit:** Minimum 3% by electronic funds transfer
- **Close of Escrow:** 30 days (or quicker if Buyer is able)
- **Escrow:** Glen Oaks Escrow - Gabriella Navarro, each party to pay their own fees
- **Title:** Lawyers Title - Cameron Cripps/Ron Nyeholt
- **NHD:** MyNHD - Zabrina Caroll
- **Home Warranty:** First American - Sandi Franco
- **Included in Sale:** Appliances
- **Excluded from Sale:** Staging

Please include the following with your offer:

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)
6. Buyer Inspection Advisory (BIA)
7. California Consumer Privacy Act Advisory (CCPA)
8. Pre-approval letter, if Buyer is obtaining a loan
9. Proof of Funds for ALL funds required to close Escrow

Please contact Madeline (Monday-Friday 8:30AM-5:00PM) with any questions:

Text (626) 657-0359 or Email madeline@daveknightrealestate.com

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



KELLERWILLIAMS.

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