

OFFER MEMO - 3121 Monterey Road, San Marino

Sarah Rogers - sarah@sarahrogersestates.com - 626-390-0511

Susie Aguirre - susie@sarahrogersestates.com - 626.399.4988

Dear Agents,

Please submit your clients' offer along with the following items:

1. Seller: Steven W. Burge, Laura C. Burge.
2. 3% earnest money deposit must accompany all offers. Wired funds within two business days.
3. Note Sarah's Lic #01201812, Susie's Lic #01130705, and The Agency Lic #01904054
4. List the APN in the offer: 5325-017-043.
5. PRE-APPROVAL letter from the lender of Buyer's choice and verification of funds to close this transaction.
6. The Seller may request that Buyers with loans obtain a cross-qualification at no cost or obligation to the Buyer with a lender of Seller's choice.
7. Suggest a shortened Loan contingency, suggest that Buyer reduce or consider waiving the appraisal contingency.
8. L(3) Par. 8C, 12 to be the SAME number of days, and suggest that the Inspection contingencies be shortened.
9. L(4) through (7) to be 5 Days.
10. Please submit the "Seller's Exclusion/Inclusion Addendum" with your offer (attached.)
11. Natural Hazard Disclosure to be Disclosure Source.
12. Escrow Holder shall be Cypress Escrow, Pamela Carruthers.
13. Title shall be Ticor Title Company.
14. Please do NOT submit Buyer/Agent letters with the offer.
15. Please email the offer to sarah@sarahrogersestates.com **and** adriana@sarahrogersestates.com.

Thank you for your offer. We look forward to working with you.

Sarah Rogers and Susie Aguirre

THE AGENCY - 225 S. LAKE AVENUE, #100 - PASADENA - CALIFORNIA - 91101

ADDENDUM

PROPERTY: 3121 Monterey Road, San Marino, CA 91108

ADDENDUM to the Residential Listing Agreement dated 6/24/2024

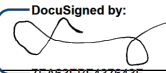
EXCLUSIONS

- 1. Fender at exterior fireplace.
- 2. Glass fireplace screen in the living room.
- 3. Andirons at living room.
- 4. Vintage bird cage/display (attached to wall) in living room.
- 5. Entry and dining room chandeliers.
- 6. Two sconces in primary bedroom.
- 7. Bathroom mirror downstairs.
- 8. Peloton bike in exercise room.
- 9. Four large pots in the exterior entry.
- 10. Patio furniture including stone table, chairs, benches, and front yard furniture.
- 11. One large Della Robbia above the fireplace outdoors.
- 12. All art.
- 13. Sundial on side.
- 14. Potted fruit trees.
- 15. Mounted TV's.
- 16. Sound equipment.

INCLUSIONS

- 1. Star Trek elliptical machine.
- 2. Free motion weight machine.
- 3. Safe.
- 4. Weight rack in exercise room.
- 5. Playground equipment.

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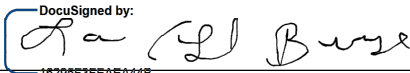
DocuSigned by:


Signature Steven W. Burge

Date:

Signature

Date: 06/26/2024 | 9:14:47 AM PDT

DocuSigned by:


Signature Laura C. Burge

Date:

Signature

Addendum