



Guidelines for Writing Offers for the Property at:

**1940 Skyview Dr, Altadena, CA 91001**

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

Document Name to be: **OFFER Buyer's Last Name – Skyview (1940)**

**Offers due Monday, 04/24 at 10:00 AM.**

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

**Seller: Mark L Garrett, Michelle E Garrett**

**Listing Agent:** David Knight, #01829234

**Listing Brokerage:** Keller Williams DTLA, #01947193

**Contact Info:** (626) 657-0359, [madeline@daveknightrealestate.com](mailto:madeline@daveknightrealestate.com), 700 S Flower St Ste 2900 Los Angeles, CA 90017

**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 – Navarro, each to pay their own fees
- **Title:** Lawyers Title – Cripps/Nyeholt
- **NHD Report:** MyNHD – Zabrina Carroll
- **Home Warranty:** First American – Sandi Franco
- **Inclusions:** washer, dryer, fridge, & stove
- **Exclusions:** Curtains & all of the sellers furniture and belongings

**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. Buyer Inspection Advisory (BIA)
6. Residential Purchase Agreement (RPA) *most recent version*
7. California Consumer Privacy Act Advisory (CCPA)
8. Fair Appraisal Act Addendum (FAAA)
9. Market Conditions Advisory (MCA)
10. Pre-approval letter, if Buyer is obtaining a loan & Proof of Funds for ALL funds required to close Escrow

**Please contact our Listing Team (8:30am-5:00pm) with any questions:**

Email [listings@daveknightrealestate.com](mailto:listings@daveknightrealestate.com) or Text 626-657-0359

*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.*

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