

Guidelines for Submitting Offers – 408 W. Main St Unit 1F Alhambra

Offers will be reviewed as they come in!

- This is Probate Sale. There are two separate Probate cases. Each Estate owns a 50% interest in the property. Both Executors have FULL AUTHORITY and the sale is NOT subject to Court Confirmation.
- COE to be 30 days or less. Shorter Escrow preferred.
- The occupant died on the property more than three years ago. See attached Exempt Seller Disclosure
- Expiration of offer to be a minimum of three days after submission of offer to listing agent
- Deposit to be 3%.
- Buyer to provide proof of **all funds** needed to close Escrow; POF must be in same name as buyer & in US funds in a US bank. Foreign funds are not acceptable as POF.
- 1031 Exchanges will be considered only if the first leg has closed. POF held by Accommodator required
- Do not include & Assignee for the buyer; all buyers must be named
- If buyer is entity (LLC or Trust or similar) include RCSD-B, filings with the State & POF in entity name
- **No appraisal contingency preferred**
- **Submit Loan preapproval (all cash preferred) If hard money loan, it must be disclosed.**
- Inspection contingency: **prefer 1-3 days.** Note: **pre-inspections allowed with prior notice**
- Offer to include Contingency Removal form for any contingencies that are removed!
- Appliances included: range, microwave, refrigerator, dishwasher, stacked washer/dryer “as is” condition
- No Termite clearance will be given. Do NOT include in your offer
- Glenoaks Escrow, San Marino-Charlene Sung
- Pacific Coast Title Co. Title (Rep Kim Buchok)
- NHD: Disclosure Source (attached to MLS)

Note: there are two (2) deeded parking spaces, # 45 & 46.

Include the following forms, completed with the buyer’s signature, with the offer documents:

- TWO RCSD-S (attached to MLS)
- Exempt Seller disclosure (attached to MLS)
- Market Conditions Advisory (MCA)
- Sq Ft Advisory

Buyers should submit their highest and best offer. There is no guarantee of a counter-offer!

Please send offer packet to Nancy Valentine: nancy@nva-realestate.com

Subject line to read: **OFFER 408 W. Main # 1F and Buyers’ Full Names**

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Broker: DPP DRE # 01514230