

**PROPERTY: 501 PALISADES DR #302 PACIFIC PALISADES CA 90272 – CASA GATEWAY**

THANK YOU FOR YOUR INTEREST IN THIS SENIOR COMMUNITY PROPERTY.  
TO BE CONSIDERED FOR THE PURCHASE PLEASE FILL OUT THIS QUESTIONNAIRE.

THE SELLER, TO ENSURE THAT A BUYER IS AN ELIGIBLE HOUSEHOLD  
IN COMPLIANCE WITH THE REQUIREMENTS OF THE COVENANT OF CASA GATEWAY, AND WILL BE  
APPROVED BY THE LOS ANGELES HOUSING DEPARTMENT, ASKS YOU TO PLEASE ANSWER THE  
QUESTIONS BELOW, INCLUDE THE REQUESTED DOCUMENTS, SIGN, AND EMAIL THIS PACKAGE TO BOTH  
SANDA ALCALAY AT RODEO REALTY [SANDA@SANDAALCALAY.COM](mailto:SANDA@SANDAALCALAY.COM) AND FIORA ASTON AT COMPASS  
[FIORAASTON@GMAIL.COM](mailto:FIORAASTON@GMAIL.COM) FOR THE SELLERS TO REVIEW.

**1. YOUR FULL NAME:**

**2. BUYER BROKER REPRESENTATION:**

A. I HAVE A REAL ESTATE AGENT TO REPRESENT ME: WRITE FULL NAME, BROKER, CELL NUMBER

B. I WOULD LIKE THE LISTING AGENTS TO REPRESENT ME: CIRCLE ONE  
YES            NO

**3. THE MINIMUM AGE REQUIREMENT IS 62 YRS OLD. PLEASE ATTACH A COPY OF YOUR DRIVER'S  
LICENSE | PASSPORT | OR OTHER OFFICIAL GOVERNMENT ID SHOWING YOUR BIRTHDATE**

**4. EMPLOYED. ARE YOU EMPLOYED? CIRCLE ONE YES NO**

**5. SELF-EMPLOYED. ARE YOU SELF-EMPLOYED? CIRCLE ONE YES NO**

**6. INCOME VERIFICATION IF EMPLOYED OR RETIRED: PLEASE ATTACH A COPY OF YOUR LAST  
2021 & 2022 INCOME VERIFICATION FROM YOUR EMPLOYER, YOUR SOCIAL SECURITY  
DOCUMENTS, AND THE TOP SHEET OF EACH OF YOUR 2021, 2022 IRS TAX RETURNS.  
NO SCREEN SHOTS PLEASE. WHAT IS YOUR YEARLY INCOME FOR 2021, 2022 & 2023?**

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7. **INCOME VERIFICATION IF SELF EMPLOYED:** IN ADDITION TO THE ABOVE DOCUMENTS IN #7, PLEASE INCLUDE A CURRENT PROFIT & LOSS STATEMENT FROM YOUR CPA / ACCOUNTANT/ TAX PREPARER FOR 2021, 2022 AND PROJECTED 2023. NO SCREEN SHOTS.
8. **SALES PRICE.** BASED ON THE COVENANT OF CASA GATEWAY, THE LAHD HAS DETERMINED THE SALES PRICE FOR UNIT #302 IS ***\$444,322.13 \*PRICE IS SUBJECT TO CHANGE.***
9. **MAXIMUM ALLOWABLE INCOME.** BASED ON THE COVENANT, THE LAHD HAS DETERMINED THAT THE MAXIMUM ALLOWABLE ***GROSS INCOME FOR #302 IS \$103,890.44 \*THIS AMOUNT IS SUBJECT TO CHANGE.***
10. **FINANCING OPTION 1: ALL CASH.**  
MUST BE BUYER'S DOCUMENTED & CONFIRMED CASH. PLEASE ATTACH COPIES OF YOUR CURRENT BANK/BROKERAGE BALANCES TOP SHEET ONLY SHOWING CURRENT TOTAL BALANCES.
11. **FINANCING OPTION 2: OBTAIN A LOAN**  
THIS IS THE SELLER APPROVED LENDER DUE TO THE RESTRICTIONS OF THIS PROPERTY. GET PRE-APPROVED FOR A LAON WITH BRIAN GUTH AT WESTSIDE MORTGAGE GROUP  
[BRIAN@WESTSIDEMORTGAGEGROUP.COM](mailto:BRIAN@WESTSIDEMORTGAGEGROUP.COM) 310-699-7190.
12. **FAMILY MONEY PARTICIPATION.**  
BASED ON THE COVENANT, THE FAMILY CAN PARTICIPATE IN THIS PURCHASE WITH UP TO 20% OF THE SALES PRICE. THE BUYER WILL PROVIDE THE 100-75% OF THE PURCHASE MONEY & CLOSING COSTS FOR THIS PURCHASE FROM THEIR OWN DOCUMENTED FUNDS.

**PLEASE NOTE THAT ALL INTERESTED BUYERS ARE SUBJECT TO BOTH THE APPROVAL BY THE SELLER AND THE LOS ANGELES HOUSING DEPARTMENT ACCORDING TO THE COVENANT OF CASA GATEWAY.**

PLEASE FILL OUT, SIGN, ATTACH REQUESTED DOCUMENTS AND EMAIL TO [sanda@sandaalcalay.com](mailto:sanda@sandaalcalay.com) and [fioraaston@gmail.com](mailto:fioraaston@gmail.com)

\_\_\_\_\_ BUYER'S FULL NAME & DATE:

ANY QUESTIONS PLEASE EMAIL ME [SANDA@SANDAALCALAY.COM](mailto:SANDA@SANDAALCALAY.COM) AND [FIORAASTON@GMAIL.COM](mailto:FIORAASTON@GMAIL.COM)  
SANDA ALCALAY | RODEO REALTY | DRE #010078 | 310-200-6472 AND  
FIORA ASTON | COMPASS | DRE #00991714 | 310-480-3585

SANDA ALCALAY RODEO REALTY DRE #01007785 [SANDA@SANDAALCALAY.COM](mailto:SANDA@SANDAALCALAY.COM) 310-200-6472 |  
FIORA ASTON COMPASS DRE# 0091714 [FIORAASTON@GMAIL.COM](mailto:FIORAASTON@GMAIL.COM) 310-480-3585

YOUR QUESTIONS HERE:

LIST ANY ADDITIONAL DOCUMENTS YOU HAVE INCLUDED IN THIS PACKAGE TO SUPPORT YOUR  
INCOME AND YOUR DOCUMENTATION OF YOUR MONEY AVAILABLE.

THANK YOU

SANDA ALCALAY & FIORA ASTON