

THE PARSONS

REAL ESTATE TEAM

1038 N Sierra Bonita Ave Pasadena CA 91104

OFFER GUIDELINES

OFFER PACKET

- Seller: Mohammad Nayeri, Noha Nayeri
- Include Buyer Letters (if any)
- Include Proof of Funds and Pre-approval Letter (if financing), both must be within 2 months of offer date - proof of funds must show buyer name(s)
- Any non-contingent offers must include completed CR
- Inclusions: wine fridge, kitchen fridge, stove, washer + dryer
- Exclusions: staged furniture

TIMELINE PREFERENCES

- 30-day COE or less
- EMD to be 3% of the purchase price by wire within 3 business days
- Inspection Contingency to be 10 days or less
- Appraisal Contingency (if any) to be 14 days or less
- Loan Contingency (if any) to be 17 days or less

SERVICES

- NHD: Property ID
- ESCROW: Landmark Trust/Cathy Ruten
- TITLE: Lawyers Title/Cameron Cripps/Ron Nyeholt

Offer to be emailed to sarah@theparsonsrealestateteam.com

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