

Berkshire Hathaway Home Services CA Properties – 01908674
Reni Rose – 00975915

Recommended Guidelines for Offers for:
1825 Elevado Avenue, Arcadia

Property Assessor Information: Parcel number 5765-025-015, 3 bedrooms, 3 bathrooms, 2,675 square feet on a 15,604 sf lot and built in 1951.

Offer Deadline: April 13, 2023, Thursday 10:00 am

Please email offers to ReniRose@aol.com and Jonlar91024@yahoo.com
in ONE PDF file.

Seller's name: **Reni Renee Rose Trust of 2010**

Kindly name email document: Offer "buyer's last name" and 1825 Elevado

Seller "Preferred" Terms:

- 1) **Please note the sale is contingent on seller finding home of choice.**
- 2) **Earnest Money Deposit:** Minimum to be the customary 3%
- 3) **Close of Escrow:** 30 days (or sooner if buyer is able).
- 4) **Escrow:** Contempo Escrow
- 5) **Title:** California Title Company
- 6) **NHD Report:** Property ID
- 7) **Buyer investigation and access period:** 7 days
- 8) **RPA paragraphs L4 through L7:** 5 days
- 9) **Home Warranty:** To be any company offering the CRES upgrade and the upgrade is to be included.
- 10) **Included:** Refrigerator

Please include with your offer and email in one PDF:

- Pre-approval letter not older than 30 days if your client is obtaining a loan. If possible, DU approval.
- Proof of funds should; 1) be in a US financial institution, 2) have the same name on the financial statement as in the purchase agreement and 3) be less than 30 days old.