DAVE KNIGHT
REAL ESTATE TEAM

Guidelines for Writing Offers for the Property at:

1000 Cordova St #110, Pasadena, CA 91106
APN: 5735-028-115

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

Document Name to be: **OFFER Buyer's Last Name - Cordova (1000 #110)**

Offers will be reviewed as received

Seller Name: Madeline N Herlache

Listing Agent: David Knight, #01829234
Listing Brokerage: Keller Williams Realty, #01411306
Contact Info: (626) 240-5011, madeline@daveknightrealestate.com, 37 W Sierra Madre Blvd Sierra Madre, CA 91024

Seller Preferred Terms:

- **Earnest Money Deposit:** Minimum 3% by electronic funds transfer
- **Close of Escrow:** 30 days (quicker is preferred, if Buyer is able)
- **Escrow:** Madison Avenue Escrow - Morales, each to pay their own fees
- **Title:** Lawyers Title - Cripps
- **NHD Report:** MyNHD - Zabrina Carroll
- **Home Warranty:** First American - Sandi Franco
- **Inclusions:** Stove, Refrigerator, Dishwasher, Washer, Dryer, Wine Fridge
- **Exclusions:** Drapes
- **Other:** Please write in "Buyer acknowledges that Seller is on the Listing Agent's team and holds a California real estate license."

Please include the following with your offer and submit them together in ONE PDF:

1. Residential Purchase Agreement (RPA) & all attached CAR form advisories & addenda
2. Market Conditions Advisory (MCA)
3. Buyer Homeowners Association Advisory (BHAA)
4. Pre-approval letter, if Buyer is obtaining a loan & Proof of Funds for ALL funds required to close Escrow

Please contact our Listing Team (M-F 8:30am-5:00pm) with any questions:
Email listings@daveknightrealestate.com or Text 626-240-5011

Email listings@daveknightrealestate.com to receive an auto response with a link to disclosures & reports.

Neither Seller nor Listing Agents guarantee any facts or figures, including but not limited to permits, school district, rentability, bed/bath count & square footage. Buyer to investigate ALL matters concerning the property to satisfy self & make any offer dependent solely on their own findings.