



KELLERWILLIAMS[®]
REALTY

848 Foothill Boulevard
La Canada, CA 91011

Offer Guidelines

Please Email Offers to: Linda.Hall@kw.com

Property: 3828 Keswick Rd., La Canada Flintridge 91011

APN: 5658-005-001

Seller's Name: Sonia Chang Trust

Listing Agent: Linda R. Hall

DRE: 01787414 / 818.406.7166 / Linda.Hall@kw.com

Co-Listing Agent: Casey Guerrero

DRE: 01909560 / 818.640.4220 / Casey.G@kw.com

Listing Brokerage: Keller Williams Real Estate Services

DRE: 01434190

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Offers will be presented to seller as received.

Seller reserves the right to accept an offer at any time.

Seller preferred terms:

- 3% initial deposit (EMD) via electronic funds (wired)
- Escrow to be: Glenoaks Escrow – Scott Parisen, escrow officer
- Title to be: Chicago Title – Anthony Santillo, rep.
- COE: 30 days or less (if possible)
- For buyers with a loan:
 - Pre-Approval Letter (current dated - no more than one month old)
 - Proof of Funds to cover down payment & closing costs
 - Buyer to “cross qualify” with Ken Watson of Neo Home Loans
 - Just a phone conversation between the two lenders
 - Ken's mobile: 949.293.3969
 - Email: ken.watson@neohomeloans.com

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