



Guidelines for Writing Offers for the Property at:

1527 E California Blvd, Pasadena, CA 91106

APN: 5327-006-013

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

Document Name to be: **OFFER Buyer's Last Name – California (1527 E)**

Offers due Monday, 11/17 at 11am

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 (or quicker if Buyer is able)
- **Escrow:** Madison Avenue Escrow - Morales, each to pay their own fees
- **Title:** Lawyers Title - Cripps
- **NHD Report:** Disclosure Source NHD - Zabrina Carroll
- **Home Warranty:** First American - Sandi Franco
- **Inclusions:** washer, dryer, dishwasher, statue near trellis in backyard, white wrought iron patio set, green benches near tennis courts, gazebo furniture, flower pots, shed and garden equipment therein, sculptures
- **Exclusions:** staging furniture, throw pillows on gazebo furniture, Buddha statue in tree grove, personal belongings stored in garage

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. Pre-approval letter, if Buyer is obtaining a loan & Proof of Funds for ALL funds required to close Escrow

Please contact our Listing Team (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.

37 W Sierra Madre Blvd Sierra Madre, CA 91024

Dave Knight DRE# 01829234 - Keller Williams Realty DRE# 01411306