



OFFER GUIDELINES FOR THE AGENT

2641 Highview Avenue, Altadena, Ca 91001 Land Only

APN 5835-037-021 SOLD AS IS,

***** The property was previously improved with a single-family residence that was destroyed in the Altadena Fire. Phase 2 debris removal has been completed. Drive by Only. Do Not Access The Property.**

All Offers are to be on CAR Forms and include the proof of funds in the name of the buyer dated within thirty days. If financing, please provide a letter signed by the lender showing loan approval. If purchasing in an LLC or Entity, submit formation documents and the name of the authorized signatory with the offer

Please email all offers to: Laura@LauraDietz.Net.

Property is being sold in its present as-is condition. Utilities were previously connected. Buyer to verify current status and reconnection requirements with all local utility providers and Los Angeles County. Buyer to verify eligibility for any fire rebuild, relief, or incentive program. Buyers are advised to contact Los Angeles County Planning and Building and Safety regarding all post-fire rebuilding requirements, permits, zoning regulations, and ADU guidelines.

Buyer and buyer's agent to independently verify all information, including, but not limited to, lot size, zoning LCR175, land use, neighborhood designation, environmental conditions, development potential, building requirements, utilities, taxes, and all government regulations.

All information provided is from third-party sources and is deemed reliable but not guaranteed. Agent and seller make no warranties or representations regarding accuracy. Buyer to conduct all investigations to satisfy themselves regarding every aspect of the property and future development.

Property will remain active until an offer has been accepted. Once accepted, MLS will be marked pending. **Please do not text for availability.**

Property is sold in its present condition. All information is deemed reliable but not guaranteed.

We look forward to working with you. Thank you

LAURA DIETZ Broker/Auctioneer/Owner

Summit Realty /Division of Summit Realty Group Inc.

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