



## **Offer Guidelines**

**4838 Bannister Ave., El Monte, CA 91732**

*Thank you for your interest in this property. Please see below the terms to include in your offer:*

- Submit your offer with the completed Offer Cover Sheet specific to this listing in the MLS Supplements
- Preapproval Letter, First Page of FICO Scores, and Proof of Funds to be included with Offer
- Offer, with all supporting documentation, to be submitted in one PDF
- Seller Name: C & H Investments Group LLC
- **3-B Escrow:** to be 30 days or less
- **3-D(1) Initial Deposit:** shall be 3% of Purchase Price and wired to escrow within 2 days of Acceptance
- **3-L(1) Loan Contingency:** if any, to be 12 days or less
- **3-L(2) Appraisal Contingency:** if any, to be 10 days or less
- **3-L(3) Investigation of Property:** if any, to be 7 days or less
- **3-Q(1) NHD Report:** prepared by NHD California
- **3-Q(7) Escrow Fees:** each to pay their own fees
- **3-Q(7) Escrow Holder:** Escrow Closing Services
- **3-Q(8) Owner's Title Insurance Policy:** Ticor Title
- **3-Q(18) Home Warranty:** cost not to exceed \$655
- **3-R Other Terms:**
- Submit offers to [Jason@HomesFromJason.com](mailto:Jason@HomesFromJason.com)

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**JASON MANLEY, REALTOR®**  
**949-500-9480**