

Berkshire Hathaway Home Services – 01908674
Reni Rose – 00975915

Recommended Offer Guidelines for:
684 Orange Drive, Sierra Madre

Property Information: Parcel No. 5763-008-028
3 bedrooms, 3 bathrooms, 2,118 sf on a 5,796-sf lot and built in 1989

Please email offers to ReniRose@aol.com AND Jonlar91024@yahoo.com in **ONE PDF file**.

Seller's name: **The Ban and Cynthia Hoac Living Trust**

Kindly name email document: Offer "buyer's last name" and 684 Orange Dr.

Seller "Preferred" Terms:

- 1) **Earnest Money Deposit:** Minimum to be the customary 3%
- 2) **Close of Escrow:** 30 days (or sooner if buyer is able).
- 3) **Escrow:** **Contempo Escrow**
- 4) **Title:** **California Title Company**
- 5) **NHD Report:** **Property ID**
- 6) **Buyer investigation and access period:** **7 days or less**
- 7) **RPA paragraphs L4 through L7:** **5 days**
- 8) **Home Warranty:** To be any company offering a CRES upgrade and the upgrade is to be included
- 9) **Excluded:** Window blinds, 3 dressers in Primary and Washer/Dryer

Please include with your offer and email in one PDF:

Pre-approval letter, not older than 30 days if your client is obtaining a loan. If possible, please include DU approval.

Proof of funds should; 1) be in a US financial institution, 2) have the same name on the financial statement as in the purchase agreement and 3) be less than 30 days old.