

Guidelines for Writing Offers for the Property at:

514 Balton Ave, San Dimas, CA 91773

APN: 8383-006-003

Please email offers to:

info@mattverdi.com & include all requested forms in ONE PDF.

Document Name: OFFER [Buyer's Last Name] – 514 Balton Ave (San Dimas)

Offers due: [Insert Date] at [Insert Time]

Seller Information:

Seller's Name: Sharon Bernal, Trustee of the Dorothea Penna Revocable Trust

Listing Information:

Listing Agent: Matt Verdi, EXP Realty

DRE #: 01905394

Listing Broker: EXP Realty of California

DRE #: 02187306

Contact Info:

- **Email:** info@mattverdi.com
 - **Phone:** (909) 485-4113
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Seller's Preferred Terms:

- **Earnest Money Deposit:** Minimum 3% via electronic funds transfer
- **Close of Escrow:** 30 days (or sooner if Buyer can accommodate)
- **Escrow:** Palomares Escrow
- **Title:** Fidelity National Title
- **NHD Report:** TBD
- **Inclusions:** Kitchen refrigerator, stove, oven, microwave, barstools, bar glass rack with glasses, fireplace screen, fireplace tool stand with tools.
- **Exclusions:** Frontyard and backyard potted plants, Ring doorbell

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)
 4. **Proof of Funds** for all funds required to close Escrow
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Important Notes:

- Broker and Listing Agent do not represent or guarantee the accuracy of the information provided, including but not limited to square footage, bedroom/bathroom count, lot size, easements, permitted or unpermitted spaces, renovations, or updates.
 - Buyer is advised to independently verify all information through personal inspection, review of building permits, consultation with appropriate professionals, and review of the preliminary title report. Buyer and Buyer's Agent to verify and rely solely on their findings.
 - Unpermitted rooms in the garage are present. Buyer is encouraged to verify this detail and all other aspects of the property.
 - **Seller's Broker and Listing Agent** cannot guarantee the condition or accuracy of any aspect of the property. Buyers must satisfy themselves with all details prior to submitting an offer.
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Contact Information:

For any questions, please contact Matt Verdi at:

Email: info@mattverdi.com

Phone: (909)485-4113