

## OFFER GUIDELINES

5219 Belvedere Way, Montclair CA 91763

### SELLER NAME

- ❖ MACE Group LLC

### LISTING AGENT INFORMATION

- ❖ Listing Agent: Gabriela Venegas DRE# 01892782
- ❖ Listing Office: Pinnacle Estate Properties, Inc. DRE# 00905345

### SUGGESTED OFFER TERMS

- ❖ Highest and best is always recommended. There is no guarantee that all offers will be countered.
- ❖ Seller selects all services. Escrow – Ridgeway Escrow. Title – Lawyer's Title, Sandy Krause. NHD – Property I.D.
- ❖ Buyer shall wire 3% deposit to Escrow Holder within 1 business day of acceptance.
- ❖ Inspection contingency to be 10 days or less.
- ❖ If applicable: Appraisal contingency to be 14 days or sooner. Loan contingency to be 17 days or sooner.

### SUPPLEMENTAL DOCUMENTS TO BE INCLUDED

- ❖ DU Approval
- ❖ Proof of Funds
- ❖ FICO Score | Credit Profile (Page 1)



