

**4415 Boston Ave, La Crescenta, CA 91214**

Thank you for your interest in submitting an offer on our listing! We understand how competitive the market is for buyers. We have created these guidelines to help you write the best offer for your clients.

**While not our usual standard, our Sellers always reserve the right to accept an offer prior to the deadline.**

**OFFER DEADLINE = Mar 10, 2026**

**OFFER PACKET**

- Include proof of funds that cover down payment (Or purchase price) plus closing cost
- Include pre-approval letter.
- Seller's name - Chris Gwinner

**TIMELINE PREFERENCES**

- 30 day COE or less.
- 3% EMD within 24 hours.
- Subject to interior inspection.
- Appraisal Contingency - (IF any) 14 days or better
- Loan Contingency - (IF any) 21 days or better

**SERVICES**

- NHD: Property ID
- ESCROW: Cathy Rutten at Landmark Trust Escrow
- TITLE: Lawyer's Title | Cameron Cripps

**Offer to be emailed to [brian@soldbyparsons.com](mailto:brian@soldbyparsons.com)**

