

# JESSICA CARDENAS

## Offer Guideline Sheet

### No Blind Offers

**Address:** 333 W Grand Ave, Pomona 91766

**APN:** 8341-024-030

**Seller (s):** Binh X Nguyen, Nen Thi Le

**List Price:** \$599,000

**Earnest Money Deposit:** 3% wire preferred

**Close of Escrow:** 30 days or less preferred

**Escrow Company:** Chartwell Escrow, Wendy Pyle

**Title Company:** Ticor Title, Bob Mello

**NHD Company:** Property ID

**Inclusions:** Refrigerator, Washer, and Dryer

**Possession:** Close of escrow

**To avoid a counter we recommend a reduced contingency period.**

**Please write your best offer as we cannot guarantee counter offers. Kindly allow 3 days for the seller to respond to your offer.**

**Offer Review Process:** Offers will be forwarded as they come in.

**Broker Information:** COMPASS LIC # 01991628, 680 E. Colorado Blvd # 400, Pasadena, CA 91101  
(626) 205-4040

**Offer Packet to Include:** POF, Pre approval, and FICOs

COMPASS  
626-224-3614  
jessica.cardenas@compass.com  
680 E Colorado Blvd, Suite 400  
Pasadena, CA 91101  
DRE # 01966485