

1634 Orange Tree Lane, La Canada, CA 91011

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 = Apr 21, 2026

OFFER PACKET

- Include proof of funds that cover down payment (or purchase price) plus closing cost
- Include pre-approval letter
- Seller's name - Patti Family Trust

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

