



## OFFER GUIDELINE

Property Address: **333 N Hill Ave. #210 Pasadena CA 91106-1571**

APN# 5738-016-076

Seller's Brokerage: Sotheby's International Realty, DRE# 00899496

Seller's Agent: Joseph Reed DRE#01050805

Seller(s) information: Sam Ahn and May Hsinmei Ahn

- Proof of funds and a pre-approval letter to be 1-month from the offer date. Buyer name(s) must appear on all documents. I will call your lender/bank for verification.
- If Buyer is a Trust/LLC/Corp, Buyer provides a copy of the trust (portion that states the trustee(s), or articles of incorporation. Assignee will not be allowed.
- Buyer to execute the receipt for reports with the offer package.
- Seller disclosures to be executed prior to an offer acceptance.
- Escrow to be Glen Oaks Escrow with Charlene Sung
- Title to be Equity Title with John Chadbourne
- NHD to be Disclosure Source NHD

## ESCROW TIMELINE AND PREFERRED TERMS

- Close of escrow to be 30 days or sooner
- Earnest money deposit to be 3% of the purchase price
- Inspection/investigation period to be 10 days or sooner
- Loan contingency to be 12 days or sooner
- Appraisal contingency does not apply
- Home warranty to not exceed \$650.00
- All appliances, extra paint, and home maintenance supplies left on the property at the close of escrow shall be included with the sale at no additional cost to the buyer
- Property to be sold in as-is condition with no repairs or credits given. Buyer to assume any and all responsibilities regarding the condition of the property
- \*\*Additional terms, if any, will be provided on the counter

Thank you for your offer. I look forward to working with you.

Warmly,