



1981 RANGEVIEW DR
GLENDALE CA 91201

SHOWING & OFFER INSTRUCTIONS

Chris Cagnotti
(818) 244-5499 (text/call)
Chris.Cagnotti@gmail.com

**PLEASE READ THIS ENTIRE DOCUMENT THOROUGHLY BEFORE
BOOKING AN APPOINTMENT OR WRITING AN OFFER**

SHOWINGS: Please book an appointment directly with Chris by TEXTING (818)244-5499.
No showings before 10:30 AM or after 7:00 PM. Listing Agent accompanies.

REPORTS & SELLER DISCLOSURES

GOOGLE DRIVE LINK: All Reports and Seller Disclosures must be reviewed prior to submitting an offer.

<https://qrco.de/1981rangeview>

- All Seller Disclosures
- Physical Inspections (2); Termite Report & Completion; Sewer Line Inspection; Chimney Inspection
- Prelim Title Report; Natural Hazards Report; Home Owners Guide to Earthquake Hazards Booklet

OFFER PREPARATION AND SUBMISSION

Email offers to Chris.Cagnotti@gmail.com

No escalation clauses please. Include Pre-App of less than 30 days and most recent Proof of Funds. Prior to submitting offer, Buyers are assumed to have reviewed ALL of the Pre-Inspections and Disclosures available via the link above. Property sold As-Disclosed, Seller will not provide repairs or credits toward any items in the provided reports and disclosures.

PURCHASE AGREEMENT SELLER & AGENCY INFO:

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33. ACCEPTANCE

33.B ENTITY SELLERS

(2) Full Entity Name: Valencia Range, LLC

(4)(B) Legally Authorized Signers: Ruth Amlauer Devine; John Michael Devine

33.D SELLER SIGNATURE(S):

Printed Name of Legally Authorized Signer: Ruth Amlauer Devine; Title: Manager
John Michael Devine; Title: Manager

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REAL ESTATE BROKERS SECTION

4.B Seller's Brokerage Firm: G&C Properties, DRE: 01401809

By: Chris Cagnotti, DRE: 01401809

1146 N Central Ave #354. Glendale CA 91202

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Seller is *willing to consider* any and all concessions included in the purchase agreement.