

Offer Instructions

Property Address: 1243 Brunswick Avenue, South Pasadena, CA 91030

Seller's Brokerage: eXp Realty of California, Inc., DRE# 01878277

Seller's Agent: Evangelyn Lin # 01817694

1. Seller(s) information: CEDRUS TRUST DATED OCTOBER 1, 2025
2. Proof of funds and Pre-approval letter to be 1-month from the offer date. Buyer's name and date must appear on all documents
3. Offers must be submitted on Linrealtyoffers.com
4. For any waived contingencies, please include the contingency removal form along with offer package
5. Buyer to execute the receipt for reports with the offer package
6. Seller disclosures to be executed and acknowledged prior to an offer acceptance

TIMELINE AND TERMS PREFERRED:

- COE to be 30 days or sooner
- Parcel number: 5311-007-011
- EMD to be 3% of the purchase price
- Best available market rates apply
- Appraisal contingency does not apply
- Loan contingency to be 10 days or sooner
- Home warranty to not exceed \$600.00
- Inspection/investigation period to be 7 days or sooner
- Buyer to be responsible for any and all termite clearance, if any, done outside of escrow
- Any and all appliances left in or 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 whatsoever. Buyer to assume any and all responsibilities regarding the condition of the property
- Seller reserves the right of all service

**Additional terms, if any, will be provided on the counter

SERVICES:

- Escrow to be Signature Premiere Escrow
- Title to be Chicago Title Company
- NHD to be MyNHD
- Buying side to order the home warranty plan with company of their choice

For any questions, please email Eva@linrealtygroup.com & Kevin@linrealtygroup.com