



GUIDELINES FOR WRITING OFFERS FOR THE PROPERTY AT:

3742 PILGRIMS WAY, CHINO CA 91710

Please email offers to: Oriana.realtor@gmail.com AND corinaburnsrealtor@gmail.com and include all requested forms in ONE PDF.

Sellers names:

1. Brandi Lynn Antenoracruz | 2. Charlene Rae Anne Antenoracruz | 3. John-Michael Virola

Listing Agents:

Oriana Rocha DRE#01997121 | Corina Burns DRE#01371632

Listing Brokerage:

Seven Gables Real Estate DRE# 00745605

Sellers preferred terms:

Earnest Money Deposit: Minimum 3% by electronic funds transfer

Close of Escrow: 30 days (or quicker if Buyer is able)

Escrow: Top Value Escrow – Joann Flores. Each to pay their own fees

Title: Consumers Title Company – Joseph Haggerty

NHD Report: Priority NHD

Home Warranty: First American - Sandi Franco

Buyer(s) to cross-qualify with sellers' preferred lender Yvonne Magana (New American Funding) prior to acceptance.

Inclusions: Swimspa, dishwasher in main house and ADU, Stove in main house and ADU, refrigerator in ADU.

Exclusions: 2 Refrigerators in main house, washer and dryer in both main house and ADU.

Please include the following with your offer and submit them together in ONE PDF:

- Residential Purchase Agreement (RPA) & all attached CAR form advisories & addenda
- Market Conditions Advisory (MCA)
- Pre-approval letter, if Buyer is obtaining a loan & Proof of Funds for ALL funds required to close Escrow

Please contact the Listing agents (8:30am-5:00pm) with any questions.

(626)353-0893 Oriana Rocha / (626)230-2129 Corina Burns

Neither Seller nor Listing Agents guarantee any facts or figures, including but not limited to permits, school district, rentability, bed/bath count & square footage. Buyer to investigate ALL matters concerning the property to satisfy self & make any offer dependent solely on their own findings.

326 S Myrtle Ave
Monrovia CA 91016

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