



343 SPENCER ST
GLENDALE CA 91202

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**

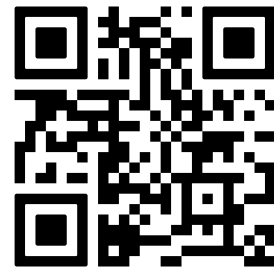
SHOWINGS: Please book an appointment directly with Chris by TEXTING (818)244-5499.
No showings before 10:30 AM or after 7:00 PM. Listing Agent accompanies.

PRE-INSPECTIONS, REPORTS & SELLER DISCLOSURES

GOOGLE DRIVE LINK: Please share this link with your Buyers. Prior to submitting an offer, Buyers are assumed to have reviewed and accepted all findings in the pre-inspections, reports and Seller disclosures.

<https://qrco.de/343Spencer>

- All Seller Disclosures
- Physical Inspection; Termite Report & Completion;
- Chimney Inspection; Sewer Line Inspection
- Prelim Title Report; Natural Hazards Report
- Farmers Insurance quote totaling \$5,650.80 annually



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 and accepted ALL findings in the Pre-Inspections, Reports 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.

PRE-INSPECTIONS, REPORTS &
SELLER DISCLOSURES

PURCHASE AGREEMENT SELLER & AGENCY INFO:

Sellers: David Diehl Jerome; Gayane Jerome

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33. ACCEPTANCE

33.B. ENTITY SELLERS

(2) Full Entity Name: The David Diehl Jerome and Gayane Jerome Living Trust dated March 25, 2020

(4)(B) Legally Authorized Signers: David Diehl Jerome, Gayane Jerome

33.D SELLER SIGNATURE(S):

Printed Name of Legally Authorized Signer: David Diehl Jerome; Title: Trustee
Gayane Jerome; Title: Trustee

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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.