

**Offer Guidelines for
823 N Altadena Dr, Pasadena, CA 91107**

Email Subject Line: 823 N Altadena Dr, Pasadena, CA 91107 – BUYER LAST NAME

Sellers: Russell Kenneth Parker and Jennifer Brita Parker
Jennifer Brita Parker Irrevocable Trust dated February 9 2021

Seller's Preferred Terms:

- **Earnest Money Deposit:** 3% Deposit by wire transfer.
- **Close of Escrow:** 30 days or less.
- **Possession:** At the close of escrow after confirmation of recording.
- **Escrow:** 21st Century Escrow - Heather Hitz
- **Title:** Chicago Title - Steve Summers.
- **Physical Contingency:** 7 days or less or None.
- **Appraisal Contingency:** 14 days or less or None.
- **Loan Contingency:** 14 days or less or None.

- **Sellers will consider buyer concessions.**

- **This property is being sold in its present, "as is" condition. The seller will not make any repairs to the property nor provide credit to the buyers.**

- **The Pasadena City Inspection is scheduled for June 15th. Buyers are to sign the transfer of responsibility for the Pasadena city inspection certification.**

- **Buyers shall review the Seller Documents: Elite physical inspection report dated 5/28/26, Sellers Transfer Disclosure, Sellers Property Questionnaire, Preliminary Title Report, Floorplan.**

- **The square footage of 1,803 was measured by Planlab and includes the enclosed sun room on the top floor, that was likely a balcony. The Tax assessor records for the unit shows 1,702 SF. The garage was measured by Panlab at 526 SF.**

- **Inclusions: Dishwasher, Washer, and Dryer**

- **Exclusions:**

Please include the following with your offer:

1. Buyer(s) most recent proof of funds. It must include the financial institution's name, the name of the buyer(s), and the most recent statement.
2. Buyer(s) recent pre-approval letter, if getting a loan.

Email Offers to: meg@middlemanteam.com and cc holly@middlemanteam.com

If you have any questions, please feel free to call or email.

Contact Information:	Meg Middleman, 626-755-5551 Direct or Holly Valenzuela, Client Care Director, 626-923-8206
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Neither Seller nor Listing Agents guarantee any facts or figures, including but not limited to permits, bed/bath count and square footage. Buyer to investigate ALL matters concerning the property to satisfy self and make any offer dependent solely on their own findings.