

**1331 Carmen Drive Glendale, 91207**  
**Offer Guidelines**

Seller: Robert J Brousseau and Judith M. Reilly

1. Submission Format

Please submit offers as a single PDF using the most current RPA form.

2. Submission Email

michelle.chavoor@compass.com

3. Proof of Funds / Pre-Approval

Financing: Pre-approval letter (dated within the last 2 weeks) and proof of funds to close.

Cash: Proof of liquid funds.

All financial documents must include the buyer's name (or corresponding gift letter, if applicable) and be dated within the last month.

4. Contingencies

Seller requests all contingencies, if any, be as short as possible.

5. Contingency Removal

Include a Contingency Removal form specifying any contingencies being removed with the offer.

6. Inclusions & Exclusions

Included: Electric Cooktop and Double Ovens

Excluded: Staging, exterior furniture.

7. Seller-Selected Services

Escrow: Chartwell Escrow- Gaby Navarro

Title: Lawyers Title Cameron Crips

NHD: Disclosure Source

8. Property Viewing

No blind offers—all decision-makers must have seen the property.

10. Confirmation of Submission

Please text Michelle at (310) 995 2404 upon submission. Receipt will be confirmed via email.

Additional Information

\*Seller reserves the right to accept an offer prior to any stated deadline.