

3404 Markridge Road, La Crescenta CA 91214

Sellers: James A Rabe, Trustee; Patricia E Rabe, Trustee (The Rabe Family Trust dated March 25, 1998)

1. Submission Format: Please submit offers as a single PDF using the most current RPA form. Sellers will review offers on or after June 25.
 2. Submission Email: dianatyson@kw.com
 3. Proof of Funds/Pre-Approval Financing:
Pre-approval letter (dated within the last 4 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: If any, include a Contingency Removal form with the offer, specifying which contingencies are being removed.
 6. Close of Escrow: Sellers prefer escrow of 30 days or less.
 7. Inclusions & Exclusions
Included: All kitchen appliances, Spa, Attached Exterior Benches
Excluded: Staging furniture and accessories, inside and outside, Washer & Dryer (actually already removed from the property)
 8. Seller-Selected Services
Escrow: First Trust Escrow – Rosemary Sands
Title: Chicago Title – Anthony Santillo
NHD: First American – Brandon Savransky
 9. Property Viewing: No blind offers—all decision-makers must have seen the property.
 10. Confirmation of Offer Submission:
Please text Diana at (818) 625-5221 upon submission. Receipt will be confirmed via text and/or email.
- Additional Information: *Seller reserves the right to accept an offer prior to any stated deadline.