

Offer Guidelines for
1715 Fair Oaks Ave APT 15, South Pasadena, CA 91030

Email Subject Line: 1715 Fair Oaks Ave APT 15, South Pasadena, CA 91030 – BUYER LAST NAME

Sellers: Nathan Osborne and Lynne Osborne

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.**
- **Inclusions:** Dishwasher, Oven, Microwave, Refrigerator.
- **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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Meg Middleman, DRE # 00914188
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Pasadena, CA 91106

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.