



Guidelines for Writing Offers for the Property at:

**1910 Mill Rd, South Pasadena, CA 91030**

**APN: 5324-019-014**

Please email offers to: **offers@daveknightrealestate.com** & include all requested forms in ONE PDF.

Document Name to be: **OFFER Buyer's Last Name - Mill (1910)**

**Offers due Monday, 6/29, at 10am**

**Seller Name:** Charles D Kleier, Successor Trustee of the CGJ Trust dated December 21, 2023

**Trust Name:** Cgj Trust

**Listing Agent:** David Knight, #01829234

**Listing Brokerage:** Keller Williams Realty, #01411306

**Contact Info:** (626) 240-5011, [madeline@daveknightrealestate.com](mailto:madeline@daveknightrealestate.com), 37 W Sierra Madre Blvd Sierra Madre, CA 91024

**Seller Preferred Terms:**

- **Earnest Money Deposit:** Minimum 3% by electronic funds transfer
- **Close of Escrow:** 30 days (or quicker if Buyer is able)
- **Escrow:** Madison Avenue Escrow - Morales, each to pay their own fees
- **Title:** Lawyers Title - Cripps
- **NHD Report:** Disclosure Source NHD - Zabrina Carroll
- **Home Warranty:** First American - Sandi Franco
- **Inclusions:** stoves, refrigerators
- **Exclusions:** staging furniture

**Please include the following with your offer and submit them together in ONE PDF:**

1. Residential Income Purchase Agreement (RIPA) & all attached CAR form advisories & addenda (*the zoning is a duplex so RIPA must be used*)
2. Market Conditions Advisory (MCA)
3. Pre-approval letter, if Buyer is obtaining a loan & Proof of Funds for ALL funds required to close Escrow

**Please contact our Listing Team (8:30am-5:00pm) with any questions:**

Email [listings@daveknightrealestate.com](mailto:listings@daveknightrealestate.com) or Text 626-240-5011

Email [listings@daveknightrealestate.com](mailto:listings@daveknightrealestate.com) to receive an auto response with a link to disclosures & reports.

*Neither Seller nor Listing Agents guarantee any facts or figures, including but not limited to permits, school district, rentability, bed/bath count & square footage. Buyer to investigate ALL matters concerning the property to satisfy self & make any offer dependent solely on their own findings.*

37 W Sierra Madre Blvd Sierra Madre, CA 91024

Dave Knight DRE# 01829234 - Keller Williams Realty DRE# 01411306