



**OFFER GUIDELINES
605 VENTURA ST.
ALTADENA, CA 91001**

SELLERS: VARTKES ARTINIAN & CHRISTINE ARTINIAN

LISTING AGENTS: Joan Lamond, DRE 02064539

323.628.6122

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Jeromy Robert, DRE 02068461

310.467.7490

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LISTING BROKER: The Agency, DRE 01904054

225 S. Lake Ave., #100

Pasadena 91101

EMAIL SUBJECT LINE: OFFER {Buyer's Last Name} - 605 VENTURA

PREFERRED TERMS:

EMD: Minimum 3% of purchase price, wired within 2 days of offer acceptance.

Title: Chicago Title (Nathan Stark)

Escrow: Inter Valley Escrow (Erik Okland)

NHD: MyNHD

Included items: Refrigerator, dishwasher, stove, washer/dryer

Contingencies: Short time frames appreciated.

PLEASE INCLUDE THE MOST RECENT VERSION OF THE RPA IN ONE PDF:

1. Agency Disclosure (AD)
2. California Residential Purchase Agreement (RPA) most recent version
3. Federal Reporting Requirement Purchase Addendum (FRR-PA)
4. Buyer's Investigation Advisory (BIA)
5. Possible Representation of More than One Buyer or Seller (PRBS)
6. Fair Housing Discrimination Advisory (FHDA)
7. Buyer Homeowners' Insurance Advisory (BHIA)
8. Wire Fraud and Electronic Funds Transfer Advisory (WFA)
9. California Consumer Privacy Act Advisory, Disclosure and Notice (CCPA)
10. Buyer Representation and Broker Compensation Agreement (BRBC)
11. Proof of Funds reflecting total amount needed to close escrow
12. Pre-approval Letter & DU (if buyer is financing purchase)

Please NO love letters.

All decision-makers must see home prior to offer submission.

Joan Lamond
JOAN LAMOND REAL ESTATE

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