

Offer Guidelines

134 N 4th St , #E Alhambra 91801

Offers: Email offer in one PDF to jamestao@kw.com

Seller: Roong Wilaisapphaisarn

Listing Agent : James Tao - License #02095629 - Phone 626-551-1623

Listing Broker: KW Executive - License #02003950 - 388 E Valley Blvd., Unit 106, Alhambra, CA 91801

Seller preferred terms:

- **Earnest Money Deposit (EMD):** 3% of final purchase price by electronic transfer
- **Escrow period:** 30 days or less
- **Escrow officer:** Cherry He, Castleton Escrow
- **Title:** Chicago Title, Jerry Wu
- **Contingency Timeframes:** Any and all contingencies to be removed in 14 days or less
- Property to be sold AS-IS. No repairs will be done. No credits will be given.
- **Items NOT included in sale:** Refrigerator and wine fridge.

Please include the following with your offer:

- Residential Purchase Agreement
- Pre-approval letter
- Proof of Funds dated within 30 days for all funds required to close escrow
- Contingency Removal Form for any/all contingencies that Buyer is removing, and Non-Contingent Offer Advisory if any

Thank you for your offer and I look forward to working together!