

Offer Submission Guidelines

5514 CANYONSIDE ROAD · LA CRESCENTA, CALIFORNIA 91214

Thank you for your interest in this property. To support an efficient and complete review, please follow the submission requirements below and include all applicable documentation.

SUBMIT OFFERS BY EMAIL	CONFIRM RECEIPT BY TEXT
drew@smyth-properties.com	323-762-5987

Submission Instructions

- Submit the complete offer package by email to **drew@smyth-properties.com**.
- Include the property address in the email subject line: **5514 Canyonside Road**.
- Ensure all documents and terms are complete, accurate, legible, and signed where required.
- The Offer Summary Page must clearly identify all material terms.
- In the "Other Terms" field, state whether the buyer is requesting seller-paid buyer-broker compensation and specify the requested percentage.
- After emailing the offer, text Drew Smyth at **323-762-5987** to confirm receipt.

Cover Letter Requirements

Include a concise cover letter summarizing the key terms and addressing:

- How long the agent has been working with the buyer.
- Whether all decision-makers have toured the property in person.
- The lender's name, direct phone number, and email address, when financing is involved. Please cc the lender on the submission email.

Required Terms and Inclusions

- Seller names as listed: **Steven Ledbetter and Penelope Ledbetter**.
- Title to be Seller's Choice: **Emi Tsuji - Fidelity National Title**.
- Natural Hazard Disclosure report to be provided by **MyNHD**.
- Each party to pay their own escrow fees and costs.
- Included in the sale: **stove, oven, dishwasher, refrigerator, and dryer**.
- Any items checked in Section 3P(1) of the RPA but not expressly listed above shall be excluded from the sale.
- The fireplace is **decorative only**. The sellers will not make repairs or provide credits relating to the fireplace.

Financing Documentation

Please include the documentation applicable to the buyer's proposed method of purchase.

Offers with Financing

- A current loan pre-approval letter.
- Proof of funds covering at least the down payment and all closing costs.
- The pre-approval should reflect the offered purchase price and remain valid for at least three months from the offer date.
- The lender's contact information must appear in the cover letter, and the lender must be copied on the submission email.

All-Cash Offers

- Proof of funds, or a letter from the buyer's CPA, verifying sufficient funds to cover the full purchase price and all associated costs.

IMPORTANT

The sellers will not review or accept personal letters from buyers. Please do not include personal buyer letters in the submission package.

Questions and Offer Confirmation

Drew Smyth	Smyth Properties
323-762-5987	drew@smyth-properties.com

Thank you for your interest in 5514 Canyonside Road.

Drew Smyth

Smyth Properties