



OFFER GUIDELINE

Property Address: **1144 Tierra Alta Drive, Pasadena, CA 91104**
APN 5743-019-015

Seller's Brokerage: **Sotheby's International Realty, DRE# 00899496**

Seller's Agent: **Joseph Reed DRE# 01050805**

Seller(s) information: **Kenneth Tan, Trustee & Ho Sze Irene Leung, Trustee of The Kenneth Tan & Ho Sze Irene Leung Living Trust**

- Proof of funds and a pre-approval letter to be dated within 1 month from the offer date. Buyer name(s) must appear on all documents. I will call your lender/bank for verification.
- If Buyer is a Trust/LLC/Corp, Buyer provides a copy of the trust (portion that states the trustee(s), or articles of incorporation. Assignee will not be allowed.
- Buyer to execute the receipt for reports with the offer package.
- Seller disclosures to be executed prior to an offer acceptance.
- Escrow to be West Coast Escrow, Sonia Guerrero
- Title to be Chicago Title, Nathan Stark
- NHD to be SNAP NHD

ESCROW TIMELINE AND PREFERRED TERMS

- Close of escrow to be 30 days or sooner
- Earnest money deposit to be 3% of the purchase price
- Inspection/investigation period to be 10 days or sooner
- Loan contingency to be 12 days or sooner
- Appraisal contingency does not apply
- Home warranty to not exceed \$795
- All appliances, extra paint, and home maintenance supplies left on the property at the close of escrow shall be included with the sale at no additional cost to the buyer
- Property to be sold in as-is condition with no repairs or credits given. Buyer to assume any and all responsibilities regarding the condition of the property
- **Additional terms, if any, will be provided on the counter

Thank you for your offer. I look forward to working with you.

Warmly,

Joseph Reed
Broker Associate, Sotheby's International Realty
(626)437-0887
Joseph.Reed@Sothebys.REALTY
www.JosephReed.REALTOR