



Guidelines for Writing Offers for the Property at:
245 S Holliston Ave #309, Pasadena, CA 91106
APN: 5735-004-073

Please email offers to: esther@estherclausonrealestate.com & include all requested forms (see below) in ONE PDF.

Document Name to be:

OFFER Buyer's Last Name – Holliston (245 S #309)

Offers will start to be reviewed on Wednesday, 09/23, at 10:00 am. Seller reserves the right to accept an offer at any time.

Seller Name: The William R and Beatrice E Jennings Trust

Trustees: William R Jennings & Beatrice E Jennings

Listing Agent: Esther Clauson, #02031778

Listing Brokerage:

Keller Williams, Los Angeles #02325250

(626) 244-7480

esther@estherclausonrealestate.com

963 Colorado Blvd.

Los Angeles, CA 90041

Seller Preferred Terms:

- **Earnest Money Deposit:** 3% within 3 business days
- **Close of Escrow:** 30 days or sooner
- **Escrow:** Southland Escrow Partners, Heidi Smith. Buyers and Sellers each to pay their own fees
- **Title:** Chicago Title- Nathan Stark
- **NHD Report:** Disclosure Source – Zabrina Carroll
- **Home Warranty:** Buyer's choice or Fidelity National - Zabrina Carroll
- **Inclusions:** stove, oven, refrigerator, microwave
- **Exclusions:** Staging

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

- Residential Purchase Agreement (RPA) & all attached CAR form advisories & addenda
- Market Conditions Advisory (MCA)
- Trust Advisory (PA)
- Pre-approval letter, if Buyer is obtaining a loan
- Proof of Funds for ALL funds required to close Escrow

Please contact esther@estherclausonrealestate.com or Text 626-244-7480 with any questions.

Information provided is deemed reliable but is not guaranteed. Neither the listing agent nor the brokerage shall be held responsible for any inaccuracies or typographical errors. Buyers and their agents are advised to perform their own due diligence to verify the accuracy of all information to their satisfaction, including but not limited to square footage, lot size, property features, permits, and school information.