

104 Rivo Alto Canal - Offer Guidelines

Please include these docs and terms in your offer:

- No escalation clauses.
- Attachment size not to exceed 10MB.
- **Seller's name:** John T. Shadden and Patricia W. Shadden Revocable Trust
- RECENT pre-approval letter and RECENT proof of funds to be included with offer.
- Include services: **Escrow** - Nazeli Grigorian / Glen Oaks Escrow; **Title** – Fidelity Title/ Caitlin Stearns; **NHD** - First American / Pam Summerfelt
- Inspection contingency 10 days or less, if possible.
- Loan contingency to be 10 days or less, if possible.
- Appraisal contingency, 10 days or less, if possible.
- COE: 21 days or less, if possible
- 3% initial deposit to be delivered or wired into escrow within 3 days of acceptance
- Home warranty not to exceed \$750 (Buyer's Choice)
- All offers to be emailed to lissa.lebel@sothebys.realty