

Offer Guidelines for: 1663 Firvale Ave., Montebello, Ca 90640

Offer Deadline: TBD

Listing Agent: Sue Cook #02015404

Listing Broker: Compass #0199162801

Email Offers to: suecookrealtor@gmail.com in one PDF file

Seller's Name: Morris Family Trust, dated September 4, 2020,

Seller's "Preferred" Terms:

- **Earnest Money Deposit:** Minimum 3%
- **Tight Contingency Periods**
- **Close of Escrow:** 30 days or sooner
- **Escrow:** Chartwell Escrow – Wendy Pyle
- **Title:** Consumer's Title – Kyle Johnson
- **NHD Report:** First American NHD – Brandon Savransky
- **Included in Sale:** Gas Stove
- **Excluded:** Staging Items

Please include with your offer:

- Pre-approval letter not older than 30 days if your client is obtaining a loan. Direct Underwriter approval ideal.
- Proof of funds must:
 - Be in a US financial institution
 - Be in the same name as listed Buyer on the purchase agreement
 - Be less than 30 days old

Disclosures:

- Seller and agent do not guarantee accuracy of any reports.

