



OFFER GUIDELINES

PROPERTY ADDRESS:	1140 W Blaine St #202, Riverside, CA 92507
PROPERTY APN:	250-201-090
SELLER NAME(S):	Lam Que Cao & Thuy Tien Phan
TRUST NAME (IF APPLICABLE):	The Lam Que Cao and Thuy Tien Phan Family Trust dated 2/28/2007
CURRENT LIST PRICE:	\$250,000
LISTING BROKER:	Human Element RE #02176942
ESCROW COMPANY:	Element Escrow
TITLE COMPANY:	SoCal Title - Team MM
INCLUSIONS:	
EXCLUSIONS:	
SOLAR STATUS:	N/A
POSSESSION:	COE
REASON FOR SELLING:	Was a rental property

OFFER SUBMISSION REQUIREMENTS: *Submit all documents as one PDF, including the offer, Proof of Funds (POF), Pre-Approval Letter, and FICO Score(s).*

NOTES:

- We typically present offers to our sellers as they come in, we will let you know otherwise if we have a deadline.
- To avoid a counter we recommend a reduced contingency period.
- Please write your best offer as we cannot guarantee counter offers.
- Kindly allow 3 days for the seller to respond to your offer.