

WORLD MEDIA CENTER
KELLERWILLIAMS REALTY

Thank You For Your Interest In…

1595 Bancroft Way, Pasadena, CA 91103

Offer Guidelines

- Offers to be emailed in a single pdf to jasminekwestates@gmail.com
- Include Proof of Funds, Pre-Approval Letter (if financing) and DU if applicable. All must be within 1 month of the offer date. Buyer's name and date must appear on all proof of funds and pre-approval. Funds must be in US Dollars
- Buyer not to re-assign vesting during escrow
- Buyer to submit RPA with an acknowledgment of receipt noting they have reviewed the Sellers' TDS & SPQ ***(please request these two disclosures prior to offer submittal)***
- For any removed/waived contingencies, please include Contingency Removal (CR) form

Timeline Preferences

- 30-day COE or less
- EMD to be 3% of the purchase price
- Inspection Contingency (if any) to be 7 days or less
- Appraisal Contingency (if any) to be 10 days or less
- Loan Contingency (if any) to be 12 days or less
- Insurance Contingency to be 12 days or less

Jasmine S. Megrabyan
Broker Associate: DOR/GRTS/SRES/MRP
DRE# 01963190
jasminekwestates@gmail.com
Mobile: 818-919-0052

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Service Providers:

- **Escrow:** First Trust Escrow, Inc.: Rosemary Sands- Escrow Officer
- **NHD:** First American Natural Hazard Disclosures: Brandon Savransky
- **Title:** Fidelity National Title: Jamie Angel
- Sellers' may request buyer(s) to cross-qualify with sellers' preferred lender
- No blind offers will be considered
- **Entity Sellers' Names For Offer Submittal:**
  Robsag Real Estate LLC
  Representative Capacity Signer 1: Sara Ann Hamilton
  Representative Capacity Signer 2: Robert Charles Hamilton

Confirmation of offer receipt will be sent via email

Thank you for your consideration ☺

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