Offer Guidelines for

6111 Loma., Temple City, Ca 91780

Offer Deadline: 12 noon on Tuesday, 3, 2026

Listing Agent: Sue Cook #02015404

Listing Broker: Compass #01991628O1

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

Seller's Name: DiCesare Family Trust dated July 20, 2023

Seller's "Preferred" Terms:

- ***Earnest Money Deposit*:** Minimum 3%
- ***Tight Contingency Periods***
- ***Close of Escrow:*** Maximum 30 days but at least 20 Days
- ***Escrow:*** Chartwell Escrow – Gabby Navarro
- ***Title:*** Consumer's Title – Kyle Johnson
- ***NHD Report:*** First American NHD – Brandon Savransky
- ***Included in Sale:*** Refrigerator, Gas Cooktop, Double Oven, Dishwasher
- ***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:

- This is a Trust Sale.
- Seller needs up to 15 days from acceptance of offer to review offer with family members for approval.
- There was an accidental death by poisoning on the property over 3 years ago.
- Prelisting general inspection was performed for informational purposes only and is available upon request. Seller and agent do not guarantee accuracy of any reports. Seller will not make any repairs.
- Seller, broker and listing agent make no representations or warranties, express or implied, concerning the condition, habitability, zoning, structural integrity, or fitness of the Property for any specific purpose. Buyer relies entirely on their own independent inspections, reports, and investigations to determine the condition of the Property.