

Offer Guidelines for
1200 Indiana Ave #15, South Pasadena, CA 91030

Email Subject Line: 1200 Indiana Ave #15, South Pasadena, CA 91030 – BUYER LAST NAME

Sellers: David Tseng and Crystal Wang

Seller’s Preferred Terms:

- Earnest Money Deposit: 3% Deposit by wire transfer.
 - Close of Escrow: 30 days or less.
 - Possession: If possible, Seller would like a rent back for up to 60-90 days.
 - Escrow: 21st Century Escrow - Heather Hitz
 - Title: Chicago Title - Steve Summers.
 - Physical Contingency: 7 days or less or None.
 - Appraisal Contingency: 14 days or less or None.
 - Loan Contingency: 14 days or less or None.
- Sellers will consider buyer concessions.
- Sellers would like to rent back if possible—up to two to three months.
- This property is being sold in its present, “as is” condition. The seller will not make any repairs to the property nor provide credit to the buyers.
- Buyers shall review the Seller Documents: Elite physical inspection report, Seller's Transfer Disclosure, Seller's Property Questionnaire, Preliminary Title Report, NHD Report.
- Inclusions: Dishwasher, refrigerator, stove, microwave, washer, dryer
- Exclusions: None

Please include the following with your offer:

1. Buyer(s) most recent proof of funds. It must include the financial institution's name, the name of the buyer(s), and the most recent statement.
2. Buyer(s) recent pre-approval letter, if getting a loan.

Email Offers to: meg@middlemanteam.com and cc holly@middlemanteam.com

If you have any questions, please feel free to call or email.

Contact Information:	Meg Middleman, 626-755-5551 Direct or Holly Valenzuela, Client Care Director, 626-923-8206
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Meg Middleman, DRE # 00914188
Century 21 Masters, DRE #01247521
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Neither Seller nor Listing Agents guarantee any facts or figures, including but not limited to permits, bed/bath count and square footage. Buyer to investigate ALL matters concerning the property to satisfy self and make any offer dependent solely on their own findings.