

Guidelines for Writing Offers for the property at:

915 W Olive Avenue, Burbank, CA 91506

Please email offers to: lanearonson@gmail.com & sonianrealtor@gmail.com -- include all requested forms in ONE PDF

Email Subject Line: **Offer – 915 W Olive Avenue – Buyer(s) Name**

Listing agent: Lane Aronson, DRE 00681193 & Sonia Navarrete, DRE 01704254

Broker: Berkshire Hathaway HomeServices California Properties, DRE 01317331

Seller: Agnes Angela Roedel Revocable Trust dated May 4, 2010

Sellers are looking for the best offer, which will be a combination of price as well as terms.
Blind offers will NOT be considered.

Seller Preferred Terms:

- **Offer Deadline:** All offers due Wednesday September 9, 2026, at 4:00 PM. Seller reserves the right to accept an offer prior to the deadline.
- **Earnest Money Deposit:** Minimum 3% of the purchase price by electronic transfer
- **Close of Escrow:** 30 days or sooner
- **Appraisal Contingency:** none
- **Loan Contingency:** none
- **All Contingencies:** 20 days or less including a Phase 1 environmental if required by buyer or none required
- **All Contingencies:** Short as possible
- **Escrow:** Pickford Escrow with Kevin Gibson
- **Title:** California Title Company with Diana Rafeedie & Brett Borkgren
- **NHD Report:** MyNHD
- **Possession:** COE
- **The sale is as-is, seller will not be making any repairs or upgrades.**
- **Seller inherited the property and any and all disclosures will be very limited. Buyers are encouraged to inspect the property very thoroughly.**

Please provide (attach the following with the offer documents in ONE PDF):

- CAR form RPA revised 6/26 or current AIRCRE Purchase Agreement
- Recent Proof of ALL Funds required to Close Escrow
- Recent Pre-Approval letter (if securing a loan)

Kindly direct any questions regarding your offer to: Lane Aronson, 323 854-7918 or Sonia Navarrete 626 513-6254

Neither Sellers nor Listing Agents make any warranties or guarantee the accuracy of any facts or figures, including but not limited to permits, square footage, lot size, zoning, use code, and/or other information concerning the conditions or features of the property provided by the seller or obtained from public records. Buyers are highly recommended to investigate ALL matters concerning the property to satisfy themselves and make any offer dependent solely on their own findings.