



Guidelines for Writing Offers for the Property at:

**1028 S Gage Ave, Los Angeles, CA 90023**  
**APN: 5239-013-004**

Please email offers to: **offers@daveknightrealestate.com** & include all requested forms in ONE PDF.

Document Name to be: **OFFER Buyer's Last Name – Gage (1028 S)**

**Offers due Tuesday, 2/24, at 12pm**

**Seller Name:** Carlos Lujan

**Listing Agent:** David Knight, #01829234

**Listing Brokerage:** Keller Williams Realty, #01411306

**Contact Info:** (626) 240-5011, [madeline@daveknightrealestate.com](mailto:madeline@daveknightrealestate.com), 37 W Sierra Madre Blvd Sierra Madre, CA 91024

**Seller Preferred Terms:**

- **Earnest Money Deposit:** Minimum 3% by electronic funds transfer
- **Close of Escrow:** 30 days (or quicker if Buyer is able)
- **Escrow:** Madison Avenue Escrow - Morales, each to pay their own fees
- **Title:** Lawyers Title - Cripps
- **NHD Report:** Disclosure Source NHD - Zabrina Carroll
- **Home Warranty:** First American - Sandi Franco
- Everything on the property excluding the Listing Agent's personal items is included in the sale.
- This property is not financeable. Cash offers only.

**Please include the following with your offer and submit them together in ONE PDF:**

1. Residential Purchase Agreement (RPA) & all attached CAR form advisories & addenda
2. Market Conditions Advisory (MCA)
3. Proof of Funds for ALL funds required to close Escrow

**Please contact our Listing Team (8:30am-5:00pm) with any questions:**

Email [listings@daveknightrealestate.com](mailto:listings@daveknightrealestate.com) or Text 626-240-5011

Email [listings@daveknightrealestate.com](mailto:listings@daveknightrealestate.com) to receive an auto response with a link to disclosures & reports.

*Neither Seller nor Listing Agents guarantee any facts or figures, including but not limited to permits, school district, rentability, bed/bath count & square footage. Buyer to investigate ALL matters concerning the property to satisfy self & make any offer dependent solely on their own findings.*