

Pasadena Caltrans Properties
Frequently Asked Questions (Final Working Draft updated 2-23-25)

How do I get detailed information, photos, videos, and all disclosures for these properties?

Each property has a dedicated website with all information and disclosures available.

How do I view the inside of the properties? How about open houses?

Viewings are virtual only; photos, Matterport, and video are being provided. There will be no public open houses or broker tours, and there will not be any Realtor lockboxes. Purchases must be all cash or private hard money financing. Showings will be scheduled at predetermined times once these showing requirements are met. Please note: no minors allowed on premises. Please provide:

- Recent bank statement(s), a letter from a financial institution, or equivalent documentation demonstrating liquid funds sufficient to cover the full purchase price. Trusts, LLC's and corporations will need to include supporting documentation showing signatories.
- A signed City of Pasadena Liability Waiver for each person visiting the property.
- A signed Disclosure Acknowledgement for each person visiting the property.

All documents are to be emailed in PDF form to the designated Listing Agent for verification. Once verification has been completed, qualified Buyers will be invited to secure an in-person viewing appointment.

Are the properties being sold "as-is"?

Yes, all properties are sold in "as-is" condition. No repairs or modifications will be made by the seller. Reports will be given, including a termite inspection, but the seller will not do any repairs whatsoever. The City of Pasadena will comply with smoke detectors, carbon monoxide detectors and water heater bracing (if the property has a water heater) requirements.

Can I visit the properties myself and walk around on my own?

No. All on-site property viewings must be accompanied by the designated Listing Agent, details are explained above. If you are not being escorted by the designated Listing Agent, then you are trespassing. Visiting the properties on your own is strictly prohibited.

Are these properties on the Multiple Listing Service (MLS)?

Yes. All information on the MLS can also be found through this website and the individual property websites. Not all information on these properties will be available on real estate portals such as Zillow, Redfin, or Realtor.com.

What terms or conditions are you expecting in the offers for this property?

Please thoroughly review the Offer Guidelines, which are available at www.PasadenaCaltransProperties.com.

How will the City respond to offers?

The City of Pasadena will review offers on the most up-to-date California Association of Realtors forms that offer a complete package which includes financial proof, any entity documentation, and all signed disclosures. The City reserves the right to accept, give a multiple counteroffer to some or all, and not respond to an offer. No offers will be reviewed until the offer deadline. Offer deadlines will be posted on this website.

Will the seller offer concessions?

The seller is willing to offer concessions. Your buyer broker may confirm this with the designated Listing Agent.

Must I work with an agent, and how do I write an offer?

You are not required to work with a licensed agent to buy a property in California. Any Buyer not represented by an agent will need to sign a Buyer Non-Agency Agreement form. Please request the form via email from the Listing Agent. Once signed and returned, within 24 hours, you will receive the information necessary to write your own offer. *Please note:* Listing agents will not be able to explain any of the documents if you choose to not use a licensed buyer's agent. Commissions can only be paid to a licensed broker, per state law.

How can I find out if there are any existing issues or problems with the property?

Inspection reports are available for download in the Seller Disclosure package on each property website.

Can I do my own inspections?

Yes, buyers are always advised to hire their own inspectors for any inspection they deem important during the buyer contingency period. Buyers have full access to all inspection reports conducted by the City of Pasadena. Utilities will not be turned on for inspections, nor at any

time prior to the close of escrow. Because of time constraints, we cannot accommodate a formal buyer pre-inspection before the property goes into escrow.

Are there any unpermitted structures or additions on the property?

These properties are being sold as-is, and the seller has never occupied any of them. Buyers should conduct their own investigations. The Seller has never occupied the property and does not have that information. Each property has a dedicated website with a disclosure package available.

What is the condition of the fireplaces and chimneys?

None of the fireplaces or chimneys have been inspected by the seller. A buyer may conduct an inspection while they are in escrow during their inspection contingency period. However, buyers should understand that the chimneys and fireplaces are decorative only and likely nonfunctional.

Are there typical sidewalk fees and a City Occupancy requirement?

Buyers will be responsible for any sidewalk fees known or unknown. It is unclear when the City will assess any sidewalk fees, and the new buyer will be responsible for them when the city of Pasadena's Public Works City makes their assessment. The assessment may happen after the close of escrow. The City of Pasadena will provide an Occupancy Inspection along with a Transfer of Responsibility that the buyer will be required to sign as a condition of acceptance and closing.

Will the City of Pasadena help to expedite permits?

Unfortunately, the City of Pasadena will not be able to expedite or streamline any permits.

Will the City of Pasadena accept a 1031 Exchange buyer?

Yes, as long as this accommodation is requested in the original offer, is at no cost to the seller, causes no delays to the transaction, and sufficient supporting documentation is provided.

Who is the escrow and title company?

Chicago Escrow and Chicago Title

Will the City of Pasadena grant any extensions of time for inspections, closings, etc.?

If the buyer shows good faith in dealings then an extension of time can be granted to the buyer at the sole discretion of the City of Pasadena.

Can you help connect me with a lender for financing options?

Unfortunately, we cannot recommend any lenders.

Are the properties located in historic districts?

Some of the properties are in historic districts. Buyers are required to comply with the Historic Repair Guidelines provided as part of the Seller Disclosure package. These guidelines may affect renovation timelines and costs, as they often require the use of specific materials and methods to preserve the historical character of the properties. For more information, visit:

<https://www.cityofpasadena.net/planning/planning-division/design-and-historic-preservation/>

Can I get Mills Act on any of these properties?

Mills Act is a maintenance and rehabilitation agreement between the City of Pasadena and the homeowner that provides tax savings in certain situations. All of these Caltrans properties appear to be very good candidates to be awarded Mills Act status. It is unlikely that a buyer, prior to the close of escrow, will be able to obtain a Mills Act approval, and it will be the responsibility of the buyer to pursue this after the close of escrow. More information can be found here:

<https://www.cityofpasadena.net/planning/planning-division/design-and-historic-preservation/historic-preservation/mills-act/>

There is a Performance Deed of Trust. What is that?

The City of Pasadena will require the new buyer to complete certain performance requirements. All parties would like the buyers to act in good faith and to start the rehabilitation process and subsequently occupy the property in a reasonable and timely manner. A draft copy of the Performance Deed is a part of the disclosure package. It is always advised to have a local real estate attorney review any and all real estate documents. Unfortunately, the listing agents cannot explain the Performance Deed of Trust.

Are there restrictions on rehabbing or renovating a non-historic home within a historic district?

Although a home itself is not designated as historic, if it is located within a historic district, it may still be subject to historical renovation and rehabilitation guidelines. Please review the historical guidelines included in the Seller Disclosures package for details. Additionally, the Pasadena Design and Historic Preservation Department is a valuable resource for questions regarding applicable restrictions and the historical restoration process.

visit: <https://www.cityofpasadena.net/planning/planning-division/design-and-historic-preservation/>

Are there more properties coming up?

There will be 2 more properties for sale with a planned marketing (and address) announcement in June 2025. After these 2 homes are announced there are no other properties that the brokers and the City of Pasadena are aware of that will be available, or when they might be available. If you are interested in learning more about future homes, contact your real estate agent and follow media reports. It is not expected that any real estate will be sold off-market. Addresses will not be released for these 2 properties at this time.

Who should I contact for more information?

For additional details or requests, please contact the agent that represents that particular property. For the quickest response, please email your questions.

DRAFT