



Pasadena Caltrans Properties

Offer Guidelines

Buyers are encouraged to submit their strongest offers promptly. Please email your complete offer packages in ONE PDF to your designated Listing Agent.

Email Subject Line to be: OFFER Your Buyer's Last Name - Street Address

Document Name to be: OFFER Your Buyer's Last Name - Street Address

Seller Name: City of Pasadena, a Municipal Corporation

Please input your Designated Listing Agent for your specific property:

(to find out who your Designated Listing Agent is, please visit PasadenaCaltransProperties.com)

Listing Agent: Michael Bell, License # 01164731

Listing Brokerage: Sotheby's International Realty, License # 00899496

Listing Agent: Bill Podley, License # 00458783

Listing Brokerage: Compass, License # 01991628

Listing Agent: Michael Slaughter, License # 01397846

Listing Brokerage: Mutual Realty Consultants, License # 01397846

Seller Preferred Terms: Seller is looking for the offer with the highest price AND the financial resources to repair the property.

- ☐ Initial Deposit Amount: Minimum 3% of purchase price, wired to Escrow within 1 business day of Acceptance.
- ☐ Financing: Buyer must be all cash or a hard money loan & show proof of funds to be able to rehab the property
- ☐ No financing, appraisal, or insurance contingencies
- ☐ Inspection contingency limited to 10 Calendar Days After Acceptance
- ☐ Close of Escrow: 30 Days After City Approval
- ☐ Expiration of Offer: For 584 St. John/230 W. California, 180 W. State, and 237 W. State, expiration of offer date to be December 15, 2025. Buyers may begin submitting offers for review by City Staff on November 10, 2025 but the final decision on which offers will be accepted rests with the City Council, which will make their decision on December 8, 2025.
- ☐ Escrow: Chicago Title, each to pay their own fees

- ☐ Title: Chicago Title, paid by Seller
- ☐ NHD Report: Disclosure Source, paid by Seller
- ☐ Home Warranty: Waived
- ☐ Inclusions: Any appliances and any items inside/on the property
- ☐ Exclusions: Listing Agent's personal property
- ☐ The Liquidated Damages clause should be initialed.
- ☐ Seller will not agree to the CAR arbitration clause.
- ☐ Utilities will not be turned on.
- ☐ Seller reserves all services.

**Offer Deadline for 584 St. John/230 W. California, 180 W. State, and 237 W. State:
Monday, December 1 at 12:00pm**

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

1. Residential Purchase Agreement (RPA)
2. City Addendums and Supplements to the Residential Purchase Agreement
3. Fully executed Seller Disclosures signed by Buyer; said disclosures may be found on the property-specific pages within the main website: www.PasadenaCaltransProperties.com
4. TPA Disclosure Form
5. Pre-approval letter, if Buyer is obtaining a hard money loan
6. Proof of Funds for ALL funds required to close
7. Supporting entity documentation showing signatories for trusts, LLC's and corporations
8. A copy of this document, signed by both you and your Buyer, confirming you have both read through it

Properties will be sold completely as-is. Please review ALL attachments including Disclosures, Reports, Inspection Reports, Prelims, NHD Reports, Floor Plans, and other important documents at www.PasadenaCaltransProperties.com. Please thoroughly review these with your Buyer.

We have worked hard to provide answers to all questions on our website:
www.PasadenaCaltransProperties.com

These properties have historical restrictions. The Buyer must investigate how this will impact their ability to remodel & restore the property.

Neither Seller nor Listing Agents guarantee any facts or figures, including but not limited to permits, year built, 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.

(Signature page to follow on the next page)

BY SIGNING BELOW, I acknowledge that I have received and reviewed this Offer Guidelines document in its entirety.

Agent Signature: _____ Date: _____

Buyer Signature: _____ Date: _____

Buyer Signature: _____ Date: _____