



Dear Agents and buyers:

As we are all aware this is a very competitive market with many qualified buyers and very low inventory. If you are considering writing an offer on this home, please take careful consideration of the following terms and information, as they may be helpful to writing the winning offer.

- Seller requires offers to include loan approval and proof of down payment funds prior to review for consideration.
- Seller requires potential buyers to physically view the home prior to reviewing offers for consideration.
- Seller requires a licensed agent representing buyers to be at any/all appointments in person: viewings, inspections, and final walk-through in order for cooperating broker fees to apply, with the exception of open house viewings.
- Please write your best offer first as we cannot guarantee counteroffers. Listing agent will not be discussing any of the offers on the table in fairness to all buyers and their hard-working agents.

**Offer Details:**

- Services Preferred: Escrow Options Group, Officer Shastin Angel; Title to be First American Title, Team Title; NHD to be ONE NHD
- Reduced contingency periods are always preferred.
- Seller is the Estate of Richard Edward Silva by Sandra Silva Fisher, Administrator
- Home is sold AS-IS, the seller will make no credits or repairs.
- Please contact Sieglinde with all questions: 714-915-8400
- All offers must include the following items: RPA, proof of funds and a pre-approval letter.
- Email offers to: [siesummer@aol.com](mailto:siesummer@aol.com)