OFFER NOTES

Dear agents,
Here is some additional information that may be helpful to you if you are considering writing an offer on this property.
Tips for writing a clean competitive offer on **6080 Cape Cod #54, Yorba Linda, CA 92887**

Seller: Thomas Manuel Perez and Amber Alicia Perez

- APN: 936-482-87
- Escrow period 30 days or less.
- Possession: COE 6pm.
- 3% good faith deposit preferred.

Please don't shorten your expiration period. We do our best to respond as soon as possible, kindly, allow us a minimum of 3 days to review offers with our sellers. No offers will be accepted or reviewed until the Monday following the first weekend on the market.

Sellers' choice of all service including home warranty:
Escrow – Advantage One Escrow
Title – First American Title
First American Home Warranty – maximum seller contribution $765 CRES Value Plan 13 month policy
NHD - Priority NHD

Reduced contingency periods are always preferred.
All buyers must cross-qualify with the listing agent's preferred lender at no cost to the buyer, prior to acceptance of any offer.

PLEASE WRITE YOUR BEST OFFER FIRST AS WE CAN NOT GUARANTEE COUNTER OFFERS! Listing agents will not be discussing any of the offers on the table in fairness to all buyers and their hard-working agents.

Please email complete offer with proof of funds, lender pre-approval and any other supporting documents to **Robert@robertvandergoes.com, elizabeth@robertvandergoes.com and sueg@sevengables.com** and text 714-305-2050 when you send it and we will confirm upon receipt.

It has been our pleasure to show you this beautiful listing and we look forward to hearing from you!

Robert van der Goes 714-305-2050 Robert@robertvandergoes.com