

Dear agents and buyers,

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 competitive offer on 27015 Sunnyridge Rd, Palos Verdes Peninsula, CA 90274

Seller's Names: **Sunnyridge Pvp LLC**

APN # 7570-011-009

Escrow period – 30 Days or sooner.

EMD shall be 3% of the final purchase price.

Sellers' choice of all service including home warranty:

Escrow – Peninsula Escrow – Victoria Kraft

Title – Provident Title – Laurie Kun

Home Warranty - First American CRES Home Warranty – maximum seller contribution - \$750

NHD – Seller's choice of service.

Reduced contingency periods are always preferred.

Buyer's offer to offset any shortfall on appraisal is preferred.

GENERAL NOTES: This property shows 3 bedrooms and 3022sq ft on assessors site. 4th bedroom may not be permitted and Buyer and Buyer's agent should do their own due diligence and investigations and not rely on the information provide by listing agent, MLS or Listing agent Brokerage.

PLEASE WRITE YOUR BEST OFFER FIRST AS WE CAN NOT GUARANTEE COUNTER OFFERS!

Listing agent will not be discussing any of the offers on the table in fairness to all buyers and their hard-working agents.

Kindly allow 2 days for seller to respond to your offer

Please email complete offer with proof of funds, lender pre-approval (DU preferred) and any other supporting documents to michael.majid@vistasir.com. I will confirm your offer upon receipt.

Please contact me with any Questions:

L/A: Michael Majid – 310-592-1243