



## FAQ & OFFER RECOMMENDATIONS

3480 Lilly Ave. Long Beach

Thank you for your interest in our client's property at **3480 Lilly Ave, Long Beach**. To streamline the offer process as much as possible, please thoroughly review the following recommendations for submitting an offer.

### **FAQ's:**

1. The seller has already purchased her next property & is not contingent. Lilly Ave is currently vacant & staged.
2. We have done a pre-listing termite & general inspection of the property. ( no deal breakers! :) We will gladly share this information with interested parties submitting offers.
3. There has been a death on the property within the past 3 years.
4. We have provided a copy of the current Home Owners Insurance Policy in the supplements.

Please encourage your client to submit a strong initial offer as there is no guarantee that each offer will receive a counter.

### **Offer recommendations:**

**The seller will review offers as they come in. While your client may submit their offer however they like, it is highly recommended that all offers include the following:**

1. Submit your offer with a 5 day "proof of insurance" contingency that must be submitted to escrow & the lender.
2. Earnest money deposit of 3% of the purchase price.
3. Seller's choice of escrow and title services.
  - a. ESCROW - On Demand Escrow, Lorraine Thibodeau
  - b. TITLE - First American, Andrea Baleta
  - c. NHD - First American, Pam Summerfelt
4. Proof of funds and pre-approval letter (if there is a loan) must be provided with your offer.
5. Shortened or removed contingency periods are a plus.
6. If buyer is using financing, they **may be asked to cross qualify** with John Soricelli at (949)478-3863

If you have any questions prior to submitting your offer, please contact Lori Magaña at (562) 684-6985

SUBMIT OFFERS ALONG WITH POF/PREAPPROVAL to: [Lori@splashrealtygroup.com](mailto:Lori@splashrealtygroup.com) & CC:

Megan@splashrealtygroup.com