



## **GUIDE TO WRITING A WINNING OFFER** **47 CLOUDCREST, ALISO VIEJO 92656**

Dear Agents and Buyers,

We all know we are in a competitive market with tons of very qualified buyers and incredibly low inventory. Below is some additional information that you may find helpful if you are considering writing an offer on this property:

**Seller's Name:** Patrick Stephens & Scott Keith

Preferred Length of Escrow: 30 days from acceptance or less

Possession: Close of Escrow at 5:00PM

Earnest money deposit: 3% of Purchase Price

Inspection Contingency: 10 days from acceptance

Appraisal Contingency: 12 days from acceptance

Loan Contingency: 15 days from acceptance

Please do not check boxes for Q.5 and Q.6

Items Excluded: None

Items Included: Refrigerator, washer, dryer, 55" Flat Screen TV

**Sellers' choice of all services:**

- Escrow: Prominent Escrow - Gabriel Guerra 760-277-2138
- Title: TICOR Title - Kimberly Bayles
- NHD: Property ID
- Home Warranty: American HomeShield - Shield Complete at \$670

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

PLEASE EMAIL COMPLETE OFFER PACKET IN SINGLE PDF FILE TO: [Listings@ZTeamREG.com](mailto:Listings@ZTeamREG.com)

Offer MUST INCLUDE: 1) EMD to be min 3% of sale price 2)Proof of Funds 3)PreApproval Letter 4)FICO scores  
5)Lender DU/DO approval.

Thank you for your interest in this property!