



Real Estate & Mortgage Services

Tony Ngo (President, Broker Owner)

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Dear Agents & Buyers,

As we are in the very competitive market, we all want to know what it needs for a winning offer. Below is some information that you may find helpful if you are considering writing the offer for this property:

838 Pine Ave #408, Long Beach CA 90813-5831

Seller's Name:	Annie Chen
Escrow period:	Preferred 30 days or sooner
Earnest money deposit:	Preferred 3%, wired within 24 hours of opening escrow
Inspection Contingency:	10 days or sooner
Other terms:	AS-IS with No Repairs
Appraisal:	Preferred none
Loan Contingency:	Preferred none or 14 days sooner
Q.5 & Q.6:	Please do not check boxes
Services:	Seller's choice of all services
Home warranty:	Max seller contribution \$650
Escrow:	Olympus Escrow, Taryn Wong
Title:	WFG National Title Company, Rafik Tadros

PLEASE WRITE YOUR BEST OFFER FIRST AS I CAN NOT GUARANTEE COUNTER OFFERS! Offers will be presented as it come in.

Offers due Tuesday (04/12/2022) @5pm. Will present to seller on Wednesday. Please email complete offer with proof of funds, lender pre-approval (DU preferred) and any other supporting documents to tngo6628@gmail.com

Thank you for your interest in the property!
