

***Suggestions* for an offer on:
18 Almador, Irvine CA 92614**

- Write the highest and best offer. Top offers will be countered and only if necessary.
- 3% good faith deposit. No seller concessions.
- Seller is **Argo Maldonado Family Revocable Living Trust**.
- Escrow: **Coast Cities Escrow, Barbara Myers**.
- Title: **Western Resources Title, Marla McCray**.
- Submit offers with proof of funds and a Pre-Approval letter. Must have full loan application with AUS/DU.
- 30-Day Close of Escrow, if possible. Write “Appraisal to be ordered in 5 days”.
- Home Inspection to be done within 5 days. Remove inspection contingencies in 10 days.
- No repairs will be made. The property is sold in its present condition.
- Submit an offer to GeneTurley@FirstTeam.com.

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