

## Guide To Writing the Winning Offer - 8777 Tulare #407B, Huntington Beach

Dear Agents and Buyers,

Considering this competitive market with more qualified buyers than available homes, this document attempts to assist you to make a complete offer that my seller can respond to more simply. Following some of these tips and suggestions should help you and me make this a smoother experience. I look forward to working with you.

Seller's Name: **Marianne Scherer**

APN #**934-47-100**

The seller has completed the TDS and SPQ, which I'll gladly share with you. Just ask.

Escrow length: 30 days is fine as the seller has moved. Shorter is better, but please be realistic.

Possession: Close of escrow. No rent back needed.

Earnest money deposit: **3%**

Preferred Sellers' choice of all services:

Escrow: Blackmore Escrow - Amy Green

Title: Tigor Title - David Noble & Adam Cleary

Home Warranty: First American CRES policy recommended

Reduced contingency periods are always preferred. Please don't make them shorter than your lender can handle.

If the home gets bid up, the seller will look favorably on buyers who either waive their appraisal contingency or are willing to contribute in the event of an appraisal shortfall.

Please make your first offer your best, as the seller may send counter offers to some or all buyers, OR they may simply choose one buyer to work with

**Please let your buyers know, they are not guaranteed a counter offer.**

Listing agent will not be discussing any of the offers on the table in fairness to all buyers and their hard-working agents, so please don't ask "what will it take?".

Please email complete offer as 1 PDF with proof of funds and lender pre-approval to [MatthewF@sevagables.com](mailto:MatthewF@sevagables.com). I will confirm your offer upon receipt.

Thank you for your interest in this property. I look forward to working with you.

Matthew Fletcher  
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