HOMES
AT THE GROVES
BY SEVEN GABLES REAL ESTATE

Dear agents and buyers,

When submitting an offer, you MUST submit it to:
DonnaG@TheGrovesRE.com & CarolG@TheGrovesRE.com and send us text.
Be sure to provide the offer, pre-approval, POF's and the MH-PA must accompany the offer. **Buyers are required to be pre-approved by The Groves Management prior to sending over your offer. Please contact the Groves office to obtain approval of your client: 714-832-3600 and/or email Escrow@TheGrovesIrvine.com. The Groves approval letter is required with the offer to be presented to the seller.**

They must be able to live independently AND this must be their full-time residence 51% of the time, not a second home and **no Rentals allowed**. See Income Requirements in the Supplements to make sure your client financially qualifies before showing the home. Two pets are allowed under 20 lbs.

Address: 5200 Irvine Blvd. Space 179, Irvine Ca. 92620
APN: 913-001-79 / 551-091-08
Seller's Names: There will need to be two sellers even though there is only one signer.
(1) Lisa Carsten, Trustee – this is for the ownership in the Groves Corporation
(2) Lisa (AKA Leesa) Ann Carsten

Escrow period: Negotiable
2-3% good faith deposit preferred
Escrow – Advantage One Escrow / Title – HCD Title
Home Warranty – First American as one is already in place
NHD – Priority NHD as it is already ordered
Reduced contingency periods are always preferred
To avoid an unnecessary counter-offer do not check these items on the purchase contract: Q5, Q6

On the RPA please state the following under **"Other Terms":** Buyer to conduct interview and obtain approval from The Groves management within Investigation contingency timeframe. Buyer to pay $2,500 Groves Homeowners Inc and $350 to Gibbs Law firm.

PLEASE WRITE YOUR BEST OFFER FIRST AS I CANNOT GUARANTEE COUNTER OFFERS! Kindly allow 3 days for seller to respond to your offer.

Respectfully,

The Sales Team at Homes At The Groves