Dear Agents and Buyers,

We all know this is a very competitive market right now with many very qualified buyers and very low inventory. Here is some additional information that may be helpful to you if you are considering writing an offer on this property.

 **5321 E Abbeyfield St, Long Beach, CA. 90815**

Seller’s Name: Thomas F Brink and Marie V Brink

APN # 7224-017-017

3% good faith deposit

Sellers’ choice of ALL services:

Escrow – Advantage One Escrow- Margo Valance

Title – Orange Coast Title- Val Ruhlen– Prelim on file

Home Warranty – Buyer’s choice but must select a CRES PLAN

NHD – Priority NHD – report on file

Close of Escrow to be 30 days or less.

**Reduced contingency periods are always preferred**

**\*\*\* PLEASE WRITE YOUR BEST OFFER FIRST AS WE CAN NOT GUARANTEE COUNTER OFFERS!**

**Offers will be presented as they are received however seller MAY not be responding until property has been on the market for 7 days. Seller reserves the right to accept an offer at any time.**

Please email complete offer with proof of funds, lender pre-approval from a direct lender, and any other supporting documents to Mary.giacchino@gmail.com

I will confirm your offer upon receipt.

It has been my pleasure to present this beautiful listing and we look forward to hearing from you!

Mary Giacchino #714-801-5711, mary.giacchino@gmail.com, DRE Lic #00933852

Seven Gables DRE Lic # 00745605

Seven Gables Real Estate-16875 Algonquin Street, Huntington Beach, CA 92649