LONI PANIAGUA

Guide To Writing the Winning Offer
2130 W. 12th St. Santa Ana Ca 92703

Dear Agents and Buyers,

Thank you for your interest in our listing. Here is some additional information that may be helpful to you if you are considering writing an offer on this property.

Seller Names: Jose L Montes and Maria del Carmen Montes

APN # **004-172-02** ***Preferred Length of Escrow: 14 days or less***

Possession: 29 days ***Earnest money deposit: 3% preferred***

Sellers' choice of all services including Home Warranty.

Escrow – Westlake Escrow: Liz Fiallos
Title - First American Title: Charles Armijo
Home Warranty - First American CRES – maximum seller contribution $650
NHD - My NHD

Remove or Reduce contingency periods are always preferred. Cash Offers preferred.

Listing agent will not be discussing any of the offers on the table in fairness to all buyers and their hard-working agents. Consider these recommendations and kindly allow 3 days for the seller to respond to your offer.

Please email the complete offer as 1 PDF with proof of funds, lender pre-approval and any other supporting documents to LoniP@SevenGables.com and I will confirm your offer upon receipt. Thank you for your interest in this property. We look forward to hearing from you.

My Best,
Loni Paniagua 949.872.6215