FRED SED GROUP
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Dear Agents,

Thank you for your client's interest in our **10441 Lee Way, Stanton** listing. Here is some additional information that the Seller has requested and may be helpful to you if you are considering writing an offer on this property.

Tips for writing a competitive offer:
● Seller Name: Marquez Family Trust
● RPA 1-B – APN **#079-921-49** - Please include on RPA along with proper agency boxes checked
● RPA 2-B - Seller's Agent Info: Please use this agent name only on your offer – **Kalvin Feng – DRE #02116222**
● RPA 3-B - Desired escrow period: **Short Escrow Okay! Preferably 30 days or less**
● RPA – D-1 - 3% earnest money deposit wired within 1 business day preferred
● RPA -3- L - Reduced contingency periods are always preferred
● RPA – 3-Q2 – Optional Wildfire Disclosure Report to be a buyer expense or non-applicable.

Items that do not apply – 3Q5, 3Q6 – Do NOT check these items as they will be countered out as non-applicable.

Seller's Choice of the following services:
● Escrow to be: **Elements Escrow – Sybil Mijares, Escrow Officer**
● Title to be: **First American Title - Jeff Gibson**
● NHD to be: **– My NHD**

Please email complete offer including proof of funds, lender pre-approval letter and any other supporting documents in a single file to: Kalvin@fredsedgroup.com. I will confirm your offer upon receipt.

Please reach out to **Kalvin Feng @ 949-357-0877** with any further questions regarding your offer.

We look forward to working with you.