Dear Agents and Buyers,

Here is some additional information that may be helpful to you if you are considering writing an offer on this property.

Tips for writing a competitive offer on 27272 Ryan Dr, Laguna Niguel, CA 92677

Seller Name - Carolyn Jenks
APN #93871321 – Please include on RPA along with proper agency boxes checked!

Preferred escrow period – A short escrow is preferred
3% good faith deposit is preferred
Reduced contingency periods are always preferred

Sellers' choice of ALL services **including home warranty**:
Escrow - Alliance Mutual Escrow – Heather Stovall Lambaren
Title - Chicago Title – Brandon Bianchi – Prelim on file
Home Warranty – If requested – "First American CRES" Home Warranty or "Old Republic CRES" Home Warranty
NHD – "Priority NHD" – report on file
The refrigerator, washer and dryer are included in the sale without warranty.

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

Offers will be acknowledged as they are received; however please allow the seller 3 days to respond.

Please email complete offer in one attachment, if possible, with proof of funds, lender pre-approval if financing, and any other supporting documents to kristenf@sevengables.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!

Kristen Flores #714-586-7858, Kristenf@sevengables.com, DRE Lic. #02215101
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