

Tips for writing a competitive offer on 705 N. Juanita, Redondo Beach 90277

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.

Seller's Names: **Five Crown Homes LLC**

APN # **7503004035** (Property is listed as a SFR with 2 beds/2 bath on Realist, buyer's to verify.)

Escrow period – 30 Days or sooner.

EMD shall be 3% of the final purchase price.

Sellers' choice of all service including home warranty:

Escrow – Castlehead Escrow – Sandie Radich

Title – Provident Title – Laurie Kun

Home Warranty - First American CRES Home Warranty – maximum seller contribution
\$650

NHD – Seller's choice of service.

Reduced contingency periods are always preferred.

Buyer's offer to offset any shortfall on appraisal is preferred.

Do not ask for Termite on offer, you can ask for it on RR.

Sellers are selling property in "as-is, where as" no repairs, credits, price reductions or termite shall be provided to Buyer.

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

Listing agent will not be discussing any of the offers on the table in fairness to all buyers and their hard-working agents.

Kindly allow 2 days for Seller to respond to your offer

Please email complete offer with proof of funds, lender pre-approval (DU preferred) and any other supporting documents to michael.majid@vistasir.com. I will confirm your offer upon receipt.



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Please contact me with any Questions:

L/A: **Michael Majid – 310.592.1243**