

## How To Write the Winning Offer 15638 Condesa Dr, (Friendly Hills) Whittier, 90603

Dear Agents and Buyers, we all know we are STILL in a competitive market right now with lots of very qualified buyers and still exceptionally low to no inventories of perfect homes such as this one! If you are considering writing an offer, you may find the following helpful:

Seller's Name: **Sally James Ermatinger, Trustee of the James Family Trust Survivor's Trust**

Preferred Length of Escrow: **Closing date the sooner the better, 21 DAYS OR LESS is preferred.**

Possession: COE. **Close of Escrow!!**

Earnest money deposit: **3% Minimum**

❖ Sellers' choice of all services more specifically as follows:

- **Escrow – Alliance Mortgage Escrow, Inc.** | Laura Woodbury | O: 714-544-6525 | [LauraW@ameescrow.com](mailto:LauraW@ameescrow.com)
- **Title – Chicago Title** | Kevin McKee | C: 714-271-3154 | [Kevin@titlekevin.com](mailto:Kevin@titlekevin.com) | - See Supplements for property profile
- **Home Warranty - First American Home Warranty upgraded CRES policy**, Maximum Seller contribution is \$1,500 | O: 1-800-992-3400 |
- **National Hazard Disclosure** company – **Priority One NHD** (include Environmental) Maximum Seller Contribution is \$125 – See Supplements as its already there!
- Buyer's lender to cooperate in a **cross qualification** with **Home First Financial** – Kevin Shoup | C: 714-317-0246 | [Kevin.Shoup@YourHomeFirst.com](mailto:Kevin.Shoup@YourHomeFirst.com) | No cost or obligation to the Buyer for cross qualification.

❖ Reduced or waived contingency periods are always preferred: **Inspection 7 days or sooner or removed; Appraisal, 10 days or sooner or removed; Loan, 14 days or removed (All CASH IS BEST!)**

❖ Seller WILL NOT ENTERTAIN ANY BUYER REPAIR REQUESTS. **Please see a list of updates and upgrades in the supplements under "Additional Property Information & Fixes"**

❖ **Termite Report & Clearance obtained on 08/29/2023 by Associated Exterminators - See Supplements**

❖ **Seller Provided Property Inspection on 09/15/2023 by Elite Group Inc. - Available upon request -** Buyers encourage to perform their own inspection.

❖ **Appraiser engaged to tape the property.** See Supplements for written report.

❖ **GET A HOMEOWNER'S INSURANCE QUOTE NOW** – See Supplements for the CLUE report and Insurance Quote from our affiliated company for comparison purposes at the very least.

❖ Items that DO NOT APPLY so please DO NOT check these items as “Seller” or “Both” because THEY WILL BE COUNTERED at a minimum or worse, your offer will totally get denied!

o Q5 & Q6

o DO NOT ASK for ANY REPAIRS, Property in GREAT AS NEW SHAPE & Seller selling “AS-IS.”

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

- Listing agents will not be discussing any of the offers on the table in fairness to all buyers.
- No need to ask “what’s it going to take” if you follow these recommendations. PUT YOUR BEST FOOT FORWARD. Follow the directions to improve your client’s chances of getting the home!
- Kindly allow at least 3 days for the seller to respond to your offer.

OFFER DEADLINE: To Be Determined

Please email complete offer as 1 PDF with proof of funds, MOST RECENT (less than 2 weeks) lender pre-approval and any other supporting documents to [Ali@SoldByAliG.com](mailto:Ali@SoldByAliG.com).

I will personally confirm receipt of your offer. Thank you for your interest in this property.

My team and I look forward to hearing from you & collaborating with you! Email or Text is the preferred method of contact.

Listing Agent: Ali Govahi, Broker Associate, Realtor® Cal DRE 01946545 | C: 714-264-4151  
Seven Gables Real Estate Cal DRE 00745605

Transaction Coordinator | Starr Hinojos | [StarrHinojos@Gmail.com](mailto:StarrHinojos@Gmail.com)

5481 E. Santa Ana Canyon Rd, Anaheim Hills, CA 92807 - Office Number (714) 974-7000  
Cell Calls & Texts Between (9:00am to 5:00pm) if after, VMs will be answered the following day.