



**SEVEN GABLES**  
REAL ESTATE

## Tips for Writing a Competitive Offer

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

PROPERTY ADDRESS: 101 S. Heartwood, Anaheim, CA 92801

SELLERS' NAMES: John B. Hurtado and Veronica Hurtado

APN#: 93820036

DEPOSIT: 3%

SELLERS CHOICE OF SERVICES: Alliance Mutual Escrow, Pacific Coast Title

HOME WARRANTY: Any that offers CRES policy and a 13 mo protection. Max \$600

Reduced contingencies or NO contingencies preferred

Please review attached home inspection and repairs that have been done

HOA has done the termite inspection and work

PLEASE WRITE YOUR BEST OFFER FIRST, AS WE CANNOT GUARANTEE A COUNTER OFFER.

In fairness to all buyers and their agents, I will not be discussing any of the other offers. Kindly allow 3 days for sellers to respond to your offer.

PROVIDE LENDER PREQUALIFICATION OR PREAPPROVAL WITH PROOF OF FUNDS, AND ANY OTHER SUPPORTING DOCUMENTS YOU FEEL NECESSARY. THE STRONGER YOUR BUYERS LOOK, THE BETTER CHANCE YOU HAVE TO GET AN ACCEPTED OFFER.

Send offers to [SarahCRealtor@gmail.com](mailto:SarahCRealtor@gmail.com)

Thank you,

*Sarah Covarrubias*