

Agents,

We are excited your clients are considering writing an offer. Here is some additional information that you might find helpful.

Seller's name to go on the offer:

Jesus A. De Leon and Laura M. De Leon

Two Agents:

Jacob Villaescusa- CENTURY 21 Allstars, DRE #02072276

Rienne Duran- CENTURY 21 Discovery, DRE #02143799

Preferred Length of Escrow: 30 day escrow (nothing less than 30 days)

Earnest Money Deposit: 3%

Inclusions: 8 security cameras and security monitor, outdoor shed (write this in offer)

Exclusions: Refrigerator, TV, Washer and Dryer, window AC unit. Please write wall ac on the exclusion line in RPA.

29-59 day Rent Back. At Minimum 29 days is a MUST (at no cost to seller)

Reduced or waived Contingency Periods are always preferred.

Note: Please write in the offer only what you can commit to as each side will be expected to meet the timelines in the contract.

Seller's Choice of Services: Please write the below in your offer.

Escrow – Equity Escrow (Susana Ochoa)

Title – Fidelity (Michelle Barron)

Home Warranty – Buyers choice is fine

NHD – First American NHD (already has been ordered)

This is an AS-IS sale, this includes termite.

Property Upgrades-

- 200 amp electrical panel
- Central heating and air added (3 years ago)
- Double pan windows
- Roof approx. age 6 years
- Tankless Water Heater (6 years ago; owned not leased)
- Kitchen Remodel 2009

Rienne Duran

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CENTURY 21[®] Discovery

- Attic fan

Public records show permit applications with approved plans for part of the foyer to be converted into half bath. Permits expired and were never finished to reflect the upgrade on title. No additional square footage was added to the home. The den was converted into a fourth bedroom with closet; no permits which is why title reflects 3 bedrooms. All permit information is public records and can be pulled from City of Norwalk – Building & Safety.

PLEASE WRITE YOUR BEST OFFER FIRST, WE CANNOT GUARANTEE ALL OFFERS WILL RECEIVE A COUNTER-OFFER.

All offers who are financing will be asked to cross qualify with Sindee Villasana at PRMG. Please have your lender get in contact with her.

Contact information is-

Email: SVillasana@PRMG.NET

Direct: 951-318-0059

Thank you for your interest in this property. If you have any questions please group text both listing agents. Calls are welcome too. We look forward to working with you!

Warm Regards,

Rienne Duran and Jacob Villaescusa

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