

GUIDE TO WRITING A COMPETITIVE OFFER **1771 N CEDAR GLEN DR #223, ANAHEIM, CA 92807**

Dear Agents and Buyers,

We all know we are in a competitive market with tons of very qualified buyers and incredibly low inventory. Below is some additional information that you may find helpful if you are considering writing an offer on this property:

Seller's Name:

HomeLight Real Estate II, LLC

List of Upgrades:

- New Over/Range
- New Range Hood
- New Dishwasher
- New Light fixtures throughout
- New Light switches/Covers in main area and Laundry room
- New GFI in Kitchen and Bathroom
- New Door Handles throughout (Inside the home)
- New kitchen Sink and Garbage Disposal

RPA:

- Preferred Length of Escrow: 30 days from acceptance or sooner
- Possession: Close of Escrow at 6:00PM
- Earnest money deposit: 3% of Purchase Price
- Inspection Contingency: 10 days from acceptance or less
- Appraisal Contingency: 12 days from acceptance or less
- Loan Contingency: 15 days from acceptance or less
- Please do not check boxes for Q.5 and Q.6
- Items Included: None
- Items Excluded: Staging Furniture

Sellers' choice of all services:

- Escrow: HomeLight Escrow
- Title: HomeLight Title
- NHD: Snap NHD
- Termite: THE "DEBUG" MAN

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

Offers will be presented on Wednesday, April 6, 2022 so please submit by Tuesday, April 5, 2022 by noon.

PLEASE EMAIL COMPLETE OFFER PACKET IN SINGLE PDF FILE TO: Listings@ZTeamOCRealEstate.com

Offer MUST INCLUDE: 1) EMD to be min 3% of sale price 2) Proof of Funds 3) PreApproval Letter 4) FICO scores
5) Lender DU/DO approval.

Thank you for your interest in this property!