

Guide To Writing the Winning Offer - 2715 Island View Drive, Corona del Mar

Dear Agents and Buyers,

Here is some seller information to save the back and forth:

Seller Name: **Brent Robert Broaddus, Trustee**

APN # 458-071-27

Escrow length: 30 days is great. Shorter is great, but please be realistic.

Possession: No rent back needed, so day of recording is good..

Earnest money deposit: **3%** preferred.

Preferred Sellers' choice of all services:

Escrow: Blackmore Escrow - Amy Green

Title: Ticor Title - Adam Cleary and Johna Cannon

NHD report: Priority NHD

Reduced contingency periods are always preferred. Please don't make them shorter than your lender can handle if you're getting a loan.

Please make your first offer your best, as the sellers may send counter offers to some or all buyers, OR they may simply choose one buyer to accept or send a counter offer.

Please let your buyers know, they are not guaranteed a counter offer.

There is a **pre-listing inspection** and **termite report** available for you to review in the Supplements section.

If you'd like to review the **seller disclosures**, **prelim**, or **Broadmoor Hills' Design Guidelines**, I'd be happy to email those to you.

Please email complete offer as 1 PDF with proof of funds and lender pre-approval to MatthewF@sevengables.com. I will confirm your offer upon receipt.

Thank you for your interest in this property. I look forward to working with you.

Matthew Fletcher
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(949) 677 3618