

Dear Fellow Agents,

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

**Tips for writing a competitive offer on 89 Cresta Verde, Rolling Hills Estates, CA 90274**

Seller's Names: Michael Joseph Riccio 2017 Trust, Kristina Abitan Trustee  
APN # **7585-017-070** / LISTING ID: **PV23000101**

- 1) Escrow period – 30 Days or sooner.
- 2) This is a Trust sale, please include the Trust Advisory form with your offer.
- 3) EMD shall be 3% of the final purchase price.
- 4) Escrow shall be – Castlehead Escrow – Sandie Radaich
- 5) Title shall be – Provident Title – Laurie Kun
- 6) Home Warranty – maximum seller contribution shall be \$600
- 7) NHD – Seller's choice of service.
- 8) Please do not request Termite report in your offer.
- 9) Reduced contingency periods are always preferred.
- 10) Buyer's offer to offset any shortfall on appraisal is preferred.
- 11) Trustee has never lived on the property and is unaware of the condition. Therefore the property is sold in "as-is" condition.
- 12) Owner passed away peacefully in the home in December.

**GENERAL NOTES:** The Seller Trustee is a family member but does not know details about the house.

Please email complete offer with proof of funds, lender pre-approval (DU preferred) and any other supporting documents to michael.majid@vistasir.com. I will confirm your offer upon receipt.

Please contact me with any Questions:  
L/A: Michael Majid – 310-592-1243