

Dear Agents and Buyers,

We all know this is a very competitive market right now with many very qualified buyers and very low inventory. Here is some additional information that may be helpful to you if you are considering writing an offer on this property.

Tips for writing a competitive offer for 23 Geranium #34, Irvine, Ca 92618

Seller's Name: The Estate of John A Baker
APN# 935-373-01

Close of Escrow to be no earlier than 14 days, not to exceed 30 days. Seller prefers a 21 day escrow

3% good faith deposit preferred

Sellers' choice of ALL services:

Escrow - Central Escrow Group – Heidi James

Title - First American Title "Team Title" – Prelim on file

Home Warranty - Old Republic CRES, Valerie Acevez, Home Warranty

NHD – "Priority NHD" – report on file

Reduced contingency periods are always preferred (7 - 10 day inspection period, removal of all contingencies within 14-17 days)

Refrigerator, washer and dryer are included with the sale but no warranty

Sellers are selling the property "As-Is" with no repairs including no termite.

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

Offers will be presented as they are received however seller may not be responding until property has been on the market for 5 days

Please email the complete offer in one attachment with recent proof of funds, lender pre-approval and any other supporting documents to info@craigandmarcia.com. We will confirm your offer upon receipt.

It has been our pleasure to present this listing and we look forward to hearing from you!

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