



FAQ & OFFER RECOMMENDATIONS

2701 E. 17th St, Long Beach

Thank you for your interest in our client's property at **2701 E. 17th St, Long Beach**. To streamline the offer process as much as possible, please thoroughly review the following recommendations for submitting an offer.

FAQ's:

1. The sellers currently live in Unit A. It will be delivered vacant, but can also come fully furnished (as is) for a turnkey rental.
2. Unit B is tenant occupied, with a signed lease agreement through March 2026. Tenants have been good long standing renters & easy to work with.
3. Unit B pays market rent of \$2,400 per month. Unit A market rent is estimated at \$2,700 per month.
4. This property has been aggressively priced & designed for owner occupancy. Please see attached comps in supplements.
5. The seller has not filed any insurance claims since purchasing the duplex in 2021
6. The roof was replaced in 2024.
7. Farmers Insurance has run the address, & provided a quote through Bamboo available in the supplements.

Please encourage your client to submit a strong initial offer as there is no guarantee that each offer will receive a counter.

Offer recommendations:

The seller will review offers as they come in. While your client may submit their offer however they like, it is highly recommended that all offers include the following:

1. Submit your offer with a 5 day "proof of insurance" contingency that must be submitted to escrow & the lender. This can be located on page 2 of 17, paragraph 8D in the updated RPA. Kim Terrell is the Farmers Agent who did the pre-sale check for this house, for a quote contact her at (562) 896-4124
2. Earnest money deposit of 3% of the purchase price.
3. Seller's choice of escrow and title services.
 - a. ESCROW - On Demand Escrow, Lorraine Thibodeau
 - b. TITLE - First American, Andrea Baleta
 - c. NHD - First American, Pam Summerfelt
4. Proof of funds and pre-approval letter (if there is a loan) must be provided with your offer.
5. Shortened or removed contingency periods.
6. If buyer is using financing, they **may be asked to cross qualify** with John Soricelli at (949) 478-3863

If you have any questions prior to submitting your offer, please contact Lori Magaña at (562) 684-6985

SUBMIT OFFERS ALONG WITH POF/PREAPPROVAL to: Lori@splashrealtygroup.com & CC:

Megan@splashrealtygroup.com