



Offer Submission Outline

- ✓ Submit all offers to VivanAinis@gmail.com and BrendaTrigo@gmail.com
- ✓ All documents should be PDF attachments. Do NOT include Dropbox, Google Drive, DocuSign, or any similar file-sharing services. Files should immediately be accessible from the email message.
- ✓ Include Proof of Funds and Pre-Approval Letter. DU and FICO Scores included is recommended.
- ✓ Escrow: Advantage One Escrow with Lisa Woolley
- ✓ Title: Orange Coast Title with Kristi Wry
- ✓ Appraisal to be ordered within 72 hours of acceptance

Offer Recommendations: In an effort to simplify the offer process as much as possible, please review the following recommendations for submitting an offer. It is likely that this property will receive multiple offers. Please encourage your client(s) to submit a strong initial offer as there is no guarantee that each offer will receive a counter. While your client may submit their offer however they like, it is highly recommended that all offers include the following:

1. Escrow to be 30 Days or sooner.
2. Earnest money deposit of 3% of the purchase price or more
3. Seller's choice of service providers.
4. Proof of funds and a pre-approval letter (if there is a loan) must be provided for consideration.
5. Inspection contingency period of no more than 10 days.
6. Loan and appraisal contingency (if any) are 12 days or less.
7. If you choose to remove the appraisal contingency please include proof of additional funds

You are more than welcome to recommend other terms to your client to make their offer as strong as possible using your best discretion. If you have any questions prior to submitting your offer, please email VivanAinis@gmail.com or give me a call at (562) 852-1045

Thank you for your time and efforts in submitting an offer!