

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 2703 Rockefeller #3, Redondo Beach, CA 90278**

Seller's Names: William J Robb trustee, Robb family trust.  
APN # **7524030066** / LISTING ID: **PV22005206**

- 1) Escrow period – 30 Days or sooner.
- 2) EMD shall be 3% of the final purchase price.
- 3) Escrow shall be – Castlehead Escrow – Sandie Radaich
- 4) Title shall be – Provident Title – Laurie Kun
- 5) Home Warranty – maximum seller contribution shall be \$550
- 6) NHD – Seller's choice of service.
- 7) Reduced contingency periods are always preferred.
- 8) Buyer's offer to offset any shortfall on appraisal is preferred.
- 9) Sellers are selling property in "as-is" condition. No repairs, credits, price reductions or termite shall be provided to Buyer.

GENERAL NOTES: The pre-inspection report is provided as a disclosure and was performed by the Seller as a courtesy. Many of the items in the pre-inspection report have been fixed since the report was generated.

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 WRITE YOUR BEST OFFER FIRST AS WE CAN NOT GUARANTEE COUNTEROFFERS!**

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