OFFER NOTES

Dear Agents,
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 clean competitive offer on **10204 Durango River Court, Fountain Valley, CA 92708**

Seller: The Whiffen Family Trust
- APN: 156-193-39
- Escrow period 30 days or less.
- Possession: COE 6pm.
- 3% good faith deposit preferred.

Please don't shorten your expiration period. We do our best to respond as soon as possible, kindly, allow us a minimum of 3 days to review offers with our sellers. No offers will be accepted or reviewed until the Monday following the first weekend on the market.

Sellers' choice of all service including home warranty:
Escrow – Advantage One Escrow-Lisa Wooley
Title – First American - Tommy Corbett
First American Home Warranty – maximum seller contribution $765 CRES Value Plan 13 month policy
NHD - Priority NHD

Reduced contingency periods are always preferred.
All buyers must cross-qualify with the listing agent's preferred lender at no cost to the buyer, prior to acceptance of any offer.

PLEASE WRITE YOUR BEST OFFER FIRST AS WE CAN NOT GUARANTEE COUNTER OFFERS! Listing agents will not be discussing any of the offers on the table in fairness to all buyers and their hard-working agents.

Please email complete offer with proof of funds, lender pre-approval and any other supporting documents to HomeTeamMary@gmail.com and text 714-334-0505 when you send it and we will confirm upon receipt.

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

Mary Connally DRE #01228230, HomeTeamMary@gmail.com, 714-334-0505