

Dear Agents and Buyers,

Thank you for your interest in our listing. 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 on 14810 Las Tunas.

- Sellers name: Edward C Perry, Trustee
- 2.B: Please include the RPA along with proper agency boxes checked!
- 3.B: Regarding COE. The sooner the better
- 3.H.1.2.3: Per the terms of the offer, the stated documents must be included with your offer.
- 3.K: 0 days
- Regarding all contingency periods: Reduced or waived contingency periods are preferred
- 3.P.2: All personal items
- 3.Q.1: NHD to be Property ID w/ Jason Hellawell. Environmental box checked. (NHD Report on File)
- 3.Q.7: Escrow to be Landmark Trust Escrow with Cathy Rutten / fees: Each pay own •
cathy@lmtescrow.com / 626-204-3480
- 3.Q.8: Title to be First American Title with Angie Tang. (Prelim on File)
- 3.Q.18: Home warranty to be First American Home Warranty with Sandy Franco. Policy to be a CRES Policy. Seller may provide up to \$1,500.00.

Misc:

- Offers will be presented as they come in.
- Offer deadlines will be ignored or countered out.
- Nobody passed away on the property.
- Listing agent is related to the seller.
- Any appliances included in the sale are to be considered having no value with no warranty from the sellers.
- Buyer to satisfy themselves of all listing details that are a factor in their purchase, including but not limited to sq.ft, lot size, usage, and permits.
- There may be some rooms that are not permitted. All work was done by contractors. The livable square footage was taken from the Property Profile.

Please email complete offer with proof of funds, lender pre-approval letter and any other supporting documents to jtrabbie@gmail.com in 1 PDF. We will confirm your offer upon receipt.

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

Jim Trabbie
Broker Associate
Keller Williams Realty
DRE Lic # 01757007