



Dear agents and buyers,

As we are all aware this is a very competitive market with many very qualified buyers and very low inventory. If you are considering writing an offer on this home, please take careful consideration of the following terms and information, as they may be helpful to writing the winning offer. Owner is a licensed Realtor.

**Address: 1919 Condon Avenue, Redondo Beach, CA 90278**

APN: 408-201-3019

Seller's Names: Bye Bye House, Inc.

Escrow period: prefer 21 days, but not over 30 days.

Possession: At COE

3% good faith deposit preferred

Sellers' choice of all services including:

Escrow – Seller's choice

Title – Seller's choice

Home Warranty – Buyers Choice or First American Home Warranty

NHD – Priority NHD

To avoid an unnecessary counter-offer do not check these items on the purchase contract: Q5, Q6 and DO NOT include Termite Inspection on the RPA.

Reduced contingency periods are always preferred

**Items Included with sale:** All Appliances

**Exclusions** N/A

**PLEASE WRITE YOUR BEST OFFER FIRST AS WE CANNOT GUARANTEE COUNTER OFFERS! Listing agent will not be discussing any of the offers on the table in fairness to all buyers and their hard-working agents. Kindly allow 2-3 days for seller to respond to your offer.**

When submitting an offer you MUST submit it to **Homes@Shamooteam.com** Be sure to include the offer, Recent pre-approval and Current POF's. Thank you.

Respectfully,

The Shamoo Team - 949.295.6491 Franco