

The logo for Sharon Amantos Real Estate Group features the name 'SHARON AMARANTOS' in a large, serif font, with 'Real Estate Group' in a smaller, sans-serif font below it. The text is centered within a light teal L-shaped graphic that frames the top and right sides of the text.

SHARON
AMARANTOS
Real Estate Group

Offer Guidance

Thank you for your interest in our clients' property at 3115 Conquista Ave.

To streamline the offer process and help you write a great offer, please thoroughly review the following recommendations.

Offers will be presented to sellers on Wednesday 9/4

Important Information

- Seller's names are Ryan and Renee Nash
- The home is owner occupied so appointments are required for showings. Please use ShowingTime. Once confirmed, ShowingTime confirmation will include the CBS code.
- If you are including an SPBB, you MUST include it with the RPA.

Please encourage your client to submit a strong initial offer, as there is no guarantee that each offer will receive a counter offer.

Offer Recommendations

1. 30 day escrow or sooner
2. Earnest money deposit to be 3% of purchase price
3. Seller Choice of Services, except home warranty if requested
 1. Escrow: Trustpoint Escrow
 2. Title: Western Resources Title
 3. NHD: First American, Pam Summerfelt
4. Proof of funds and pre-approval letter (if there is a loan) must be provided with your offer.
5. Shortened and/or removed contingency periods are encouraged

One PDF please, including RPA, POF, Prequal

The seller is open to receiving buyer love letters

Email offer to: Offers4SharonRE@gmail.com and TEXT 562-754-5037 to let us know you sent it.

Thank you!