

Tips for writing a competitive offer on 13638 Cullen street

Dear Agents and Buyers,

We are sensitive to the challenges of the competitive market. We hope the information below will be helpful to you as you are considering writing an offer on this property.

- Seller's name: Sarah Carlton
- APN: **8164-024-007**- Please include on the RPA
- Make sure the agency boxes are checked
- Escrow period: 30 Days
- Possession: Free seller occupancy would be a plus
- Initial Deposit: 3% of the purchase price
- Please note this will be an "as is" sale.
- Reduced contingency periods are always preferred (ideally 5-7 days for inspection and insurance, 7-10 for appraisal, 12 days for loan).
- Sellers choice for all services Escrow:
 - Landmark Trust Escrow w/ Cathy Rutten. E: cathy@lmtescrow.com
- Title: First American Title w/ Angie Tang
- NHD: Property ID w/ Jason Hellawell
- Home Warranty: First American Home Warranty w/ Sandi Franco. It must be a CRES Policy

- Excluded items: All personal items, fridge in the kitchen
- Included items: Appliances except the fridge in the kitchen
- Offers will be presented within 24 hours of receiving.

---Please write your best offer first as we cannot guarantee counteroffers---

It is preferred that you upload your entire offer package in **one PDF**. We encourage you to include a brief cover letter from the buyers, a properly filled out RPA and supporting documents, proof of funds, preapproval letter w/ DU findings, and credit scores.

It has been a pleasure to present this listing, and we look forward to hearing from you.

Jim Trabbie
Broker Associate
Keller Williams Realty
CA DRE 01757007
E: Jtrabbie@gmail.com
C: 562.477.7975