

Tips for Submitting an Offer on 307 Huntington

Seller is: M & R Keefe Living Trust

Address on RPA to read: 307 Huntington

Write highest and best offer. Only highest offers will be countered.

Close of Escrow to be 30 days or sooner if mutually agreed. No rentback needed.

3% Good Faith Deposit of final sales price to be wired to escrow.

Escrow to be Coast Cities. RPA to read "Each Pay Own". Title to be Western Resources Title. NHD to be "Seller's Choice".

Current Proof of Funds to cover downpayment AND closing costs for all offers. Current pre-approval letter must be submitted with your offer if buyer is obtaining a loan. Preapproval letter should reflect accurate purchase price and be no more than 60 days old. Direct Underwriting approval preferred. Depending on which institution issued your preapproval letter, you may be asked to cross-qualify with our preferred lender.

Appraisal must be ordered within 5 days of acceptance and contingency removed in 12 days.

Home inspection is to be completed in 7 days.

If buyer is obtaining a loan, loan contingency to be 14 days or sooner.

All contingencies, except Appraisal and Loan, to be 10 days or sooner

Feel free to write in anything else that would make your offer stronger.

Do **NOT** submit any general disclosures with your offer, such as the SBSA etc. Only those that are part of the RPA.

Submit offers to lisaandjeffanderson@gmail.com and include RPA, Proof of Funds and Pre-Approval Letter. Please call or text Lisa at 949.872.6285 if you are submitting an offer.

Lisa Anderson
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Jeff Anderson
949.872.6286
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