

Dear Agent and Buyers,

We know this is a very competitive market right now with many very qualified buyers and very low inventory. We'd like to help you with 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:

12788 Newhope Street, Garden Grove, CA 92840

- **Seller Name:** Roxanne D. Welbaum
- **APN #:** 090-672-11
- **Escrow period:** Negotiable, but prefer 45 days or sooner.
- **Possession:** Negotiable. However, Buyers' flexibility will be a plus. Seller may request a short lease back.
- **Earnest Money Deposit:** 3% good faith deposit is preferred
- **Seller's choice of all services including Home Warranty preferred**
- **Escrow:** Advantage One Escrow - Linda Hoshaw
- **Title:** Fidelity National Title - Victoria Bowling
- **Home Warranty - First American CRES Home Warranty** - Maximum seller contribution to be: \$500
- **NHD:** Seller's Choice.
- **Contingencies periods:** Reduced contingency periods are preferred.
- **Reports and Disclosures:** Seller to provide Section 1 Termite Clearance.
- **Inclusions:** Stove.
- **Exclusions:** Nothing to note
- **As-Is:** Seller does not plan to make any repairs. This property is priced under-market-value to allow buyer any updates/repairs they plan to make.

PLEASE WRITE YOUR BEST OFFER FIRST AS WE CAN NOT GUARANTEE COUNTER OFFERS! Listing agent will not be discussing any of the offers on the table in fairness to all buyers and their agents.

Kindly allow 3 days for seller to respond to your offer.

Please email complete offer with proof of funds, lender pre-approval and any other supporting documents to Susan@SusanMercer.com. I will confirm your offer upon receipt.

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

Susan Mercer, Realtor, Seven Gables Real Estate lic.#01314445
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