

Dear agents and buyers, we all know this is an extremely competitive market right now with tons of very qualified buyers and very low inventory. Here is 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 2108 Gates Ave, Unit A, Redondo Beach CA 90278

Seller's Names: Michael and Sharon Jones

APN # **4155-010-058** Property is listed as a Condo on Realist, buyer's to verify.

Escrow period – 30 Days or sooner.

EMD shall be 3% of the final purchase price.

Sellers' choice of all service including home warranty:

Escrow – Peninsula Escrow – Victoria Kraft

Title – Provident Title – Laurie Kun

Home Warranty - First American CRES Home Warranty – maximum seller contribution - \$700

NHD – Seller's choice of service.

Reduced contingency periods are always preferred.

Buyer's offer to offset any shortfall on appraisal is preferred.

Sellers are selling property in "as-is, where as" no repairs, credits, price reductions or termite shall be provided to Buyer.

GENERAL NOTES: This property is not a flip. This home was purchased with the intention of the owners to live in it permanently.

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 days for seller to respond to your offer, they are out of state and in the process of moving into their new home.

Please email complete offer with proof of funds, lender pre-approval (DU preferred) and any other supporting documents to michael.majid@vistasir.com. I will confirm your offer upon receipt.

Please contact me with any Questions:

L/A: Michael Majid – 310-592-1243