



Dear Agents:

Thank you for your interest in our listing. Here is some additional information that may be helpful to you if you are considering writing an offer on this property for your buyer.

Tips for writing a competitive offer on 61 Distant Star, Irvine, CA 92618

- **Seller's Name:** Vikram Kshemkalyani & Sunayana Bhan
- **Assessor's Parcel No** – 930-180-58
- **Agency Confirmation** – Please complete in its entirety and include/check proper agency boxes!
- **Close of Escrow (COE)** – Reduced escrow period is preferable.
- **Initial Deposit Amount** – 3.00% Earnest Money Deposit (EMD) amount of purchase price is preferred.
- **Contingencies** – Reduced contingency periods are always preferred.
- **Items Included and Excluded** – Please refer to the Inclusions/Exclusions section listed on the MLS.
- **Property to be sold AS-IS** – The Seller will make no credits or repairs.
- **Sellers' choice of services:**
 - **Natural Hazard Zone Disclosure Report, including tax information** – Check the **"Seller"** and **"Environmental"** boxes and write in **"DisclosureSource NHD"** as the provider – Report on file.
 - **Escrow fee** – Check the **"Each to pay their own fees"** box and write in **"Mission Country Escrow"** as the Escrow Holder. Troy Brown, Escrow Officer – Escrow No. on file.
 - **Owner's title insurance policy** – Check the **"Seller"** box and write in **"WFG National Title"** as the Title Company. Kelly McConnell, Title Rep – Preliminary Report on file.
- **City and County transfer tax, fees** – Check the **"Seller"** box and write in **"if applicable"**.
- **Buyer and Seller Advisories** – Check the **"Statewide Buyer and Seller Advisory"** and the **"Trust Advisory"** boxes. NOTE: Please DO NOT submit C.A.R. Form SBSA or the C.A.R. Form TA with your offer. The property is under a Family Living Trust and these forms will be provided by the Seller and included in the Seller's disclosure package once escrow receives the Buyer's Earnest Money Deposit (EMD).
- **Real Estate Brokers Section** – Please complete your Buyer's Brokerage Firm section in its entirety.
- **Real Estate Brokers Section** – Please complete the Seller's Brokerage Firm section in its entirety with the following information: **Costera Luxury Properties, DRE# 02115250; James Hoppe, DRE# 01390168; 28251 Leticia, Mission Viejo, CA 92692; info@CosteraRealty.com; and (949) 400-1072.**

Your offer, including ALL supporting documentation, such as buyer's proof-of-funds (POF), and any other required documentation, MUST be submitted via email to info@CosteraRealty.com. We will confirm your offer upon receipt.

Thank you for showing this property and we look forward to receiving your offer!