

Dear Agents and Buyers,

We all know this is a very competitive market right now with many very qualified buyers and 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**

Preferred escrow period – As soon as possible

3% earnest money deposit

Reduced contingency periods are preferred

Sellers' choice of ALL services

Escrow - Alliance Mutual Escrow – Heather Lambaren

Title - Orange Coast Title – Rick Rummens

Sellers choice of NHD

**Seller will be selling the property in “as-is” condition and making no repairs. Note – Physical Pre-Inspection and Termite report available as a courtesy for your review.**

**\*\*\* PLEASE WRITE YOUR BEST OFFER FIRST AS WE CAN NOT GUARANTEE COUNTER OFFERS \*\*\***

**Offers will be acknowledged as they are received however please allow time for the presentation of offers to the seller. We may request extra time depending on the amount of offers received. Please Do not limit the seller’s timeline to respond to 24 hrs. Call Donna if you have questions to discuss.**

Please email complete offer with **proof of funds, lender pre-approval with all pages of DU underwriting** to [DLindge@gmail.com](mailto:DLindge@gmail.com) and text me to let me know offer is in my inbox so I can check spam if I don't receive it. Please do not just email offer without contact. I will confirm your offer upon receipt.

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

Donna Indge (714)501-5376 DRE Lic. #01077452  
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