

Dear Fellow Agents,

Here is some additional information that may be helpful if you are considering writing an offer on this property.

**Tips for writing a competitive offer on 11 Santa Rosa, Rolling Hills Estates, CA 90274**

Seller's Names: Miriam Mackovic LLC  
APN # **7585037013** / LISTING ID: **PV22083180**

- 1) Escrow period – 30 Days or sooner.
- 2) EMD shall be 3% of the final purchase price.
- 3) Escrow shall be – Castlehead Escrow – Sandie Radaich
- 4) Title shall be – Provident Title – Laurie Kun
- 5) Home Warranty – maximum seller contribution shall be \$750
- 6) NHD – Seller's choice of service.
- 7) Reduced contingency periods are always preferred.
- 8) Buyer's offer to offset any shortfall on appraisal is preferred.
- 9) Sellers are selling property in "as-is" condition. No repairs, credits, price reductions or termite shall be provided to Buyer.

GENERAL NOTES: This home was recently updated. A list of updates and improvements is provide by the Seller and listed in the Listing supplements. This home is **not** a flip.

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