THE
O'DELL GROUP
REAL ESTATE

Dear Agents and Buyers,

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.

Tips for writing a competitive offer on 18012 E 17th Street, North Tustin CA 92705

Seller's Name: Robert John Mellema, Jr Co Trustee, Kimberly Fae Wurster, Co-Trustee, Robert Wurster, Co-Trustee and Jeffrey L Pierson, Successor Trustee
APN # 401-432-11- Please include on RPA along with proper agency boxes checked!

Escrow period 30 days or sooner
3% good faith deposit preferred
Reduced contingency periods are always preferred

Sellers' choice of all service including home warranty if requested:
Escrow - Alliance Mutual Escrow – Heather Lambaren
Title - Chicago Title – Kevin McKee/Brandon Bianchi- Prelim on file
Home Warranty - First American CRES or Old Republic CRES Home Warranty
NHD – Priority NHD on file

Items that do not apply: 3Q5, 3Q6, 3Q11,3Q15,– do not check these items they will be countered out as non-applicable

Please email complete offer with proof of funds, lender pre-approval letter and any other supporting documents to Greg@theodellgroup.com and RPA@theodellgroup.com . We will confirm your offer upon receipt.
It has been my pleasure to show you this beautiful listing and we look forward to hearing from you!

Greg Hendrickson
714-514-5766
DRE #1953366
The O'Dell Group DRE #01060767
Seven Gables Real Estate Dre #00745605