



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 515 Meyer Lane #40, Redondo Beach, CA 90278
(C.A.R. Form RPA paragraph item numbers are listed on each item below)

- **Seller's Name:** Christy L. Riley, Trustee
- **Assessor's Parcel No** – 1B: 4159-032-047
- **Agency Confirmation** – 2B: Please complete entirely and include/check proper agency boxes!
- **Close of Escrow (COE)** – 3B: 30 days or sooner.
- **Initial Deposit Amount** – 3D(1): Minimum 3.00% earnest money deposit amount of purchase price.
- **Contingencies** – 3L: Reduced contingency periods are always preferred.
- **Items Included and Excluded** – 3P: Please refer to the Inclusions/Exclusions section listed on the MLS.
- **Sellers' choice of services:**
 - **Natural Hazard Zone Disclosure Report, including tax information** – 3Q(1): Check the "Seller" and "Environmental" boxes and write in "DisclosureSource NHD" as the provider – Report on file.
 - **Escrow fee** – 3Q(7): 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** – 3Q(8): Check the "Seller" box and write in "WFG National Title" as the Title Company. Kelly McConnell, Title Rep – Preliminary Report on file.
- **Items that DO NOT apply:** 3Q(5); 3Q(6); and 3Q(15): Please do not check these items. They will be countered out as "non-applicable".
- **HOA transfer fees** – 3Q(14): Check the "Seller" box.
- **Home warranty plan** – 3Q(18): Check the "Both" box. Buyers' choice of issuing company and plan – Seller's cost not to exceed \$600.
- **City and County transfer tax, fees** – 3Q(10) and 3Q(11): Check the "Seller" box and write in "if applicable".
- **Buyer and Seller Advisories** – 4C: Check the "Trust Advisory" and "Statewide Buyer and Seller Advisory" boxes.

Please email the complete offer along with proof of funds, lender pre-approval letter – if not all-cash – and any other supporting documentation to CosteraRealty@gmail.com. We will confirm your offer upon receipt.

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

Sincerely,

A handwritten signature in black ink, appearing to read "James Hoppe".

James Hoppe, MBA | Architect
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