

Dear agents and buyers,

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 11 Bowie Rd, Rolling Hills, CA 90274

Seller's Names: The Kenneth A. Pickar QPRT and Sandra L. Pickar QPRT Trust.

Kenneth A Pickar Trustee, Sandra L Pickar, Trustee

APN # 7567007024 (Property is listed as a SFR on Realist, buyer's to verify.)

Escrow period – Seller is looking for a longer escrow.

***Seller may require a rent back up to September or October 2023. (Sellers have purchased their home and it will be ready at the aforementioned dates).

EMD shall be 3% of the final purchase price.

Sellers' choice of all service including home warranty:

Escrow – Castlehead Escrow – Sandie Radich

Title – Provident Title – Laurie Kun

Home Warranty - First American CRES Home Warranty – maximum seller contribution
\$750

NHD – Seller's choice of service.

Reduced contingency periods are always preferred.

Buyer's offer to offset any shortfall on appraisal is preferred.

Sellers are selling property in "as-is, where as" no repairs, credits, price reductions shall be provided to Buyer.

Kindly allow 3-4 days for seller to respond to your offer

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