

Suggestions for writing a winning offer

**740 Wingate Bay Unit#1, Costa Mesa, CA 92626
APN # 93768114**

Items to review BEFORE writing an offer

- Seller requires offers to include loan approval and proof of down payment funds prior to reviewing for consideration.
- Seller requires potential buyers to physically view the home.

Offer details

- Seller requires COE date to be 30 Days.
- Seller prefers minimum EMD 3%
- Shorter inspection contingency timelines interest the seller-7 day preferred and all contingencies to be removed within 12-17 days.
- Seller prefers Coast Cities Escrow and Western Resources Title.
- Included with home: Refrigerator, Washer/Dryer, and Stove.
- Seller prefers "As Is", no termite, no repairs, no credit for repairs.
- Sellers prefer to have ability to rent back from buyer for up to 60 days at agreeable terms.
- Other competitive ideas: offer a specific amount above value should appraisal not meet offer price, waive appraisal contingency, waive inspection contingencies as possible, offer non-refundable deposit to seller to be disbursed upon removal of inspection contingencies to assure the sellers that buyer will NOT back out due to appraisal valuation.

Financing

- Offers with Underwriting approval & DU findings will be given priority
- Offers with a prequalification/preapproval letter-no Ficos or DU findings will be required to cross qualify **prior to** consideration.. If your bank or credit union will not provide DU Findings, please have your lender send credit disclosure or other supporting documents.

Review of Offers

All offers MUST BE SUBMITTED BY MONDAY, January 24th at 12pm. We shall review with the seller on Tues-Wed, January 24th-25th. Make your first offer your best as the seller may decide to respond to the top few or accept and sign an offer without countering.