Dear Agents,

Thank you for your client's interest in our **8948 Rufus Avenue, Whittier** listing. Here is some additional information that the Seller has requested and may be helpful to you if you are considering writing an offer on this property.

Tips for writing a competitive offer:

- Seller Name or Entity: **Joseph P. Walton Family Trust**
- RPA 1-B - APN **#8150-008-006** - Please include on RPA along with proper agency boxes checked
- RPA 2-B - Seller's Agent Info: Please use this agent name only on your offer – **Genelle Geronsin – DRE #01312643**
- RPA 3-B - Desired escrow period: **Short Escrow Okay!**
- RPA – D-1 - 3% good faith deposit preferred
- RPA -3- L - Reduced contingency periods are always preferred
- RPA – 3-Q2 – Optional Wildfire Disclosure Report to be a buyer expense or non-applicable.

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

Seller's Choice of the following services:

- Escrow to be: **Pickford Escrow – Michelle Kramer, Escrow Officer**
- Title to be: **TBD**
- NHD to be: **– My NHD**

Buyer's Choice:

- Home Warranty Provider – Coverage not to exceed **$865**

Please email complete offer including proof of funds, lender pre-approval letter and any other supporting documents to: **Genelle@TheGeronsins.com** and cc: **File@TheGeronsins.com** We will confirm your offer upon receipt.

Please reach out to AGENT: **Genelle Geronsin @ 949-241-4188** with any further questions regarding your offer.

We look forward to working with you.