

**Tips for Writing a Competitive Offer
For
724 N. Juanita Ave #4, Redondo Beach 90277**

Dear Agents and Buyers,

The Seller takes pride in the condition of the property. The property is priced below market, to attract multiple offers.

To minimize or eliminate Buyer contingencies, the Seller is providing the: Transfer Disclosure Statement, Seller Property Questionnaire, and the Property Inspection Report dated Jan 15, 2024 (with notes of subsequent repairs done by the Seller).

Before writing an offer, get the disclosures described above from the Listing Agent.

Seller's Name: John Faulstich, Trustee

APN #: 7502003038

Escrow period: 30 Days or less.

EMD shall be 3% of the final purchase price.

Buyer and Seller split City of Redondo Beach Transfer Tax 50%/50%.

Sellers' choice of all service including home warranty:

Escrow – Reliance Escrow – Diane Truong/Lynnei Seto

Title – Upward Title Company – Greg Snider

Home Warranty – First American CRES Home Warranty – maximum seller contribution \$600

NHD – Reliance NHD

Reduced contingency periods are always preferred.

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

Unit 4 is a townhouse-style condominium. The HOA is responsible maintaining the exterior.

PLEASE WRITE YOUR BEST OFFER FIRST, AS WE CAN NOT GUARANTEE COUNTER OFFERS! Listing agent will not be discussing any of the offers on the table in fairness to all buyers and their hard-working agents.

Kindly allow 2 days for Seller to respond to your offer.

Email the complete offer with proof of funds, lender pre-approval (DU preferred) and any other supporting documents, in one pdf file, to: bruce.bernard@vistasir.com. Text me when the offer has been sent. I will confirm your offer upon receipt.

Thanks for your interest in the property.

Bruce Bernard

310-529-4443

bruce.bernard@vistasir.com



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