

Suggestions for an offer on 66 Avanzare, Irvine

- Write the highest and best offer. Top offers will be countered and only if necessary.
- **3%** good faith deposit. No seller concessions.
- Seller is **Richard Duffy**.
- **Escrow:** Hallmark Escrow
- **Title:** Western Resources Title, **Marla McCray**
- Cross-qualify with our lender, **Robert McCormick 714-422-7980**.
- Submit offers with proof of funds and Pre-Approval letter. Must have full loan application with AUS/DU.
- 30-45 Day Close of Escrow, if possible. Write “Appraisal to be ordered in 5 days”.
- Home Inspection done within 6 days. Remove inspection contingencies in 12 days.
- Termite Inspection to be done by seller. No other repairs will be made. Property is sold in its present condition.
- Submit offer to geneturley@firstteam.com

Gene Turley, 949-444-4381, geneturley@firstteam.com BRE:01951735

Khan Varnishung, 949-478-1848, khanv@firstteam.com BRE:01998154

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