

2170 Aliso Park

OFFER INSTRUCTIONS & GUIDELINES

When advising your clients as to what to include in their offer, please consider the following terms as guidelines for your best chances of an accepted offer:

MANDATORY ITEMS:

1. Seller name to be: Rich Earth Ranch, LLC
2. All offers must have either a Proof of Funds AND a valid Pre-Qualification letter from a reputable *local* lender (if applicable).
 - a. Proof of Funds for Downpayment and Closing Costs
 - b. Pre-Approval or Fully Underwritten Approval from a reputable large ranch lender (over 20 acres).
3. Please see Private Remarks for instructions on HOW and WHERE to submit your offer in the offer portal. Emailed offers will be requested to be re-submitted through the portal.
4. Please be advised; Manager of LLC is a licensed Real Estate Agent in the State of California
5. The following are excluded from the sale: Refrigerator, Oven & Cook Top, Dish Washer.

SELLER PREFERENCES:

1. Seller would like to net (sales price minus concessions) as much as they can from the sale of this home. As such, the sales price will be the main consideration.
2. Escrow to be with Allison Blix with WFG Title
3. Please write into the contract on paragraph 3. Other Terms: "Upon removal of Buyer Contingencies, Buyer authorizes escrow to release the Initial Deposit to Seller and the release of the Initial Deposit to Seller shall be non-refundable."
4. 17-day or shorter appraisal contingency (if applicable).
5. 17-day or shorter loan contingency (if applicable).
 - a. Please write into the contract (3.G.2.): "Buyer shall order Appraisal within 3 business days after Acceptance"
6. The Seller would prefer the Buyer to assume the property in strictly "As-Is" Condition.
7. Buyer to pay for their own Home Warranty (if desired).
8. Broker, Agent and Seller do not guarantee the accuracy of square foot, bed/bath count, lot size, permit info, descriptions, or other information regarding conditions and features of the property.

**OFFERS WILL BE REVIEWED AS RECEIVED, PLEASE ALLOW FOR 3 DAYS FOR
A RESPONSE**