

Tips on Writing a Competitive Offer

Charles and I understand the challenges presented in today's competitive market. We hope the insights below will help you craft a compelling offer for this property.

Brokerage / Agents:

Listing Brokerage: Trends Real Estate, Inc. - DRE No. 02278454
120 Newport Center Drive, Newport Beach, CA 92660

List Agent: Linda Shepperd - DRE No. 01468648
(310) 678-3168

List Agent: Charles Thomas - DRE No. 01231907
(562) 209-0447

Address: 148 West Cherry, Monrovia, CA, 91016
APN: 8508017001

Seller: Geraldine Russell - Seller has been granted a Spousal Petition Order

Seller Preferred Terms and Choice of Services:

- **Earnest Money Deposit:** Minimum 3% by electronic funds transfer
- **Close of Escrow:** 30-day escrow. **Seller is requesting to remain in possession of the property for 29 days or less (please include the SIP addendum)**
- **Escrow:** Worldwide Escrow - Traci Appel
- **Title:** Fidelity National Title / Michele Klein
- **NHD:** First American NHD / Pamela Summerfelt
- **Home Warranty:** First American / Rebecca Tejada
- **Exclusions:** Personal Property

Minimize Contingencies

Reduced contingency timeframes are always preferred.

Offer Presentation

Offers will be acknowledged upon receipt. Please allow enough time for agents to review, verify information, and present the offer to the seller

Communication

After submitting your offer, **please be available to answer any questions the seller or their representative may have.**

Thank you for your offer and good luck!

Linda / Charles