

Dear Agents,

Thank you for your client's interest in our **18150 Spyglass Hill** 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: **Jason Zhang and Qing Zhou**
- RPA 1-B - APN **#322-423-25** - 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: **Chicago Title**
- NHD to be: – **My NHD**

**Buyer's Choice:**

- Home Warranty Provider – Coverage not to exceed **\$800**

Please email complete offer including proof of funds, lender pre-approval letter and any other supporting documents to: [Genelle@TheGeronsins.com](mailto:Genelle@TheGeronsins.com) and cc: [File@TheGeronsins.com](mailto: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.