

3725-3727 W PARK BALBOA, ORANGE, CA 92868

OFFER GUIDELINES

- ◆ Email offers in a Single pdf document to Sam@LouisEstateGroup.com
- ◆ Offer Must Include (along with the RPA):
 1. **Proof of Funds (PoF)**
 1. Within 2 months of the offer date.
 2. **Buyer's name and Date** must appear on all proof of funds and pre-approval.
 1. Funds must be in US Dollars.
 2. Please make sure there is enough funds to cover closing cost.
 2. **Pre-Approval Letter** (if financing)
 1. Within 2 months of the offer date.
- ◆ If gift funds are involved, please include a copy of the gift letter and their funds.
- ◆ If you remove a contingency, you MUST include a CR that reflects it.

HOME DOCUMENTS:

Can be found in this [link](#)

<https://www.dropbox.com/scl/fo/szzdt0uncyz75lrhzhgvck/AC2RwZIPCLc9WAYe7iyK9E?rlkey=lbyw31t0q647hqbp2budqrye&st=tb7d5yl1&dl=0>

TIMELINE and TERMS PREFERENCES

- ◆ The Seller is looking for the *Strongest Offer* with the CLEANEST TERMS.

SERVICES

- ◆ ESCROW: *Corner Escrow*
- ◆ TITLE: *Chicago Title*

