



Dear Agents and Buyers,

Thank you for your interest in our listing. Here is some additional information that may be helpful to you if you are considering writing an offer on this property.

**Tips for writing a competitive offer on 1127 E Adams Ave, Orange 92867**

Seller's Name: The McFadden Family Trust

APN # 375-401-11 - Please include on RPA along with proper agency boxes checked!

Escrow period 30 days or sooner

3% good faith deposit preferred

Reduced contingency periods are always preferred

**Sellers' choice of all service including home warranty if requested:**

Escrow - Alliance Mutual Escrow - Heather Lambaren

Title - Chicago Title - Kevin McKee/Brandon Bianchi- Prelim on file

Home Warranty - First American CRES or Old Republic CRES Home Warranty

NHD - Priority NHD on file

**Items that do not apply:** 3Q5, 3Q6, 3Q11,3Q15,- do not check these items they will be countered out as non-applicable

Please email complete offer with proof of funds, lender pre-approval letter and any other supporting documents to [dean@theodellgroup.com](mailto:dean@theodellgroup.com) and [Jennifer@theodellgroup.com](mailto:Jennifer@theodellgroup.com). We will confirm your offer upon receipt.

It has been my pleasure to show you this beautiful listing and we look forward to hearing from you!

Dean O'Dell 714-665-7107 - DRE 01060767