



***Agents and Buyers: Here is some information that will be helpful when writing an offer:***

ADDRESS: 70 Sea Island Drive, Newport Beach, CA 92660

SELLER NAME(S): DENNIS G. SMITH and JULIE L. SMITH, Trustees of THE SMITH FAMILY TRUST, dated June 20, 2024

COE: Flexible but 30 days preferred.

INITIAL DEPOSIT: 3%.

MLS SUPPLEMENTS:

- Disclosures, HOA Documents, NHD, etc. are provided in the Supplements section on the MLS so that buyers can make an informed offer. *Please review these prior to writing your offer.*

CONTINGENCIES and DISCLOSURES

- Buyer Investigations: See MLS Supplements for inspections and reports. Consider shortening or removing some contingencies with the offer.
- Seller intends to sell the property AS-IS. Please review the disclosures and write your offer accordingly.

POSSESSION: Seller may need COE plus 3 days

ITEMS INCLUDED/EXCLUDED

- Included: Refrigerator, Wine Refrigerator, Outdoor drink refrigerator
- Negotiable :Washer and Dryer

SERVICES

- Advantage One Escrow - Laura Baughman
- First American Title - Team Title
- First American CRES Home Warranty
- Priority NHD

Call Sarah with questions at 562-453-7788. Email RPA, POF, Preapproval to [sarahs@sevengables.com](mailto:sarahs@sevengables.com) and [LoriLoucks@gmail.com](mailto:LoriLoucks@gmail.com) . Thank you for your interest and best of luck!