

Dear Agents and Buyers:

As we are all aware this is a very competitive market with many qualified buyers and low inventory. If you are considering writing an offer on this home, please take careful consideration of the following terms and information, as they may be helpful to writing a strong offer.

Address:

324 Sydney Lane
Costa Mesa, CA 92627

APN: 935-190-03

Seller's Name: Connor Mellema, Ericka Mellema

Escrow period: Prefer 30 days or sooner

Possession: at COE

3% good faith deposit preferred.

Seller's Choice on all services including:

Escrow: BST Marina Escrow

Title-Orange Coast Title

Home Warranty provided by seller- First American CRES Home Warranty not to exceed \$565.00

NHD-My Priority NHD

Reduced contingency periods are always preferred.

Appraisal waived is preferred.

This property is being sold "As Is"

Included in the sale: Refrigerator, Sauna, BBQ, Simply Safe Hardware and Keypad

Exclusions: Staging

Please write your best offer first as we cannot guarantee counteroffers! Listing agent will not be discussing any of the offers on the table in fairness to all buyers and their hard-working agents. Kindly allow 3 days for the Seller to respond to your offer.

Please email your complete offer with proof of funds, lender pre-approval and any other supporting documents to pattyb@sevengables.com and evanb@sevengables.com.