



SEVEN GABLES
REAL ESTATE

Guide To Writing the Winning Offer **5447 Twin Lakes Dr. Cypress Ca**

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.

Seller Names: *The Patricia K. Brown Revocable Living Trust*

APN # 937-520-17 Preferred Length of Escrow: 30 days or less

Possession: Negotiable Earnest money deposit: 3% preferred

Sellers' choice of all services including Home Warranty.

Escrow – Westlake Escrow: Liz Fiallos 909.348.0909

Title - First American Title: Charles Armijo

Home Warranty - First American CRES – maximum seller contribution \$650

NHD - My NHD

Reduced contingency periods are always preferred. For example inspection 12 days/sooner or removed, Appraisal, 14 days/sooner or removed preferred.

PLEASE WRITE YOUR BEST OFFER FIRST AS WE CAN NOT GUARANTEE COUNTER OFFERS!

Listing agent will not be discussing any of the offers on the table in fairness to all buyers and their hard-working agents. Consider these recommendations and kindly allow 3 days for the seller to respond to your offer.

Please email the complete offer as 1 PDF with proof of funds, lender pre-approval and any other supporting documents to LoniP@SevenGables.com and I will confirm your offer upon receipt. Thank you for your interest in this property. We look forward to hearing from you!

My Best, Loni Paniagua 949.872.6215