

Blueprint for Writing a Strong Offer

Please write your highest and best offer. Seller has chosen a price they believe will bring multiple offers (See model match at 5 Kerrwood which closed at \$810,000 in March 2025).

Below are the details to help you write an offer as well as preferred terms/services desired by the Seller.

Details

Seller's Name(s): Camtu Thi Pham, Trustee of the Camtu Thi Pham Rev. Tr. Dtd. 2/6/15
Property Add: 44 Rainwood, Aliso Viejo, CA 92656-1418
APN: 939-254-64
Listing Agent: Mark Raidy (SRAIDMAR)
DRE Lic. 00695168
Cell 714.478.6851
Mraidy@me.com
Listing Office: Raidy Realty (H03217)
DRE Lic. 00695168
10262 Maikai Drive
Huntington Beach, CA 92646

Desired Terms:

Escrow Period: 30 days or sooner
Deposit: 3.0%
Contingencies: 10 Day Inspections
17 Day Loan
14 Day Appraisal
Possession: COE
Inclusions: Washer, Dryer, Refrigerator, Stove, Mounted TV in LR, Patio Umbrella
Exclusions: None
Home Warranty: Buyer's Choice. Up to \$750
Q.(5) & Q.(6): Do not check. Seller does not commit to pay for any unknown costs for mandatory inspections, reports, corrections, etc.
Escrow: Each pay own fees
Lisa Day, Escrow Officer
Prominent Escrow Services
959 South Coast Drive, Ste 230
Costa Mesa, CA 92646
714.582.3156
Title: Seller to pay for Owner's, Buyer Pays for Lender's.
Corinthian Title – Brian Alper