

**Hello Agents & Buyers,**

Tips to Writing a Winning offer on 27302 Osuna in Mission Viejo, Ca 92691:

**Seller is:** Donna Irwin

**APN#** 837-081-24 (Please include on RPA and proper agency checked)

Sellers will Need 2 Days after Escrow to Vacate (moving out of State).

Escrow should be no more than 30 days, shorter is fine with sellers

EMD to be 3%

Shorter contingency periods is preferred and appreciated.

**Sellers Choice of Services:**

Escrow: Corner Escrow – Melanie Crouch

Title: Chicago Title – Brandon Bianchi (Prelim on File)

NHD – Mynhd.com

**PLEASE WRITE YOUR BEST OFFER AS I CANNOT GUARANTEE COUNTER OFFERS!**

Offers will be submitted as they are received. Seller will respond in 48 hours or less.

Please submit RPA, POF, Lender Approval Letter with DU Findings in one attachment to:

Victor Esparza, DRE #01921259

**EMAIL:** [victore4homes@gmail.com](mailto:victore4homes@gmail.com)

(714) 856-9756