



HOMES AT THE GROVES

BY SEVEN GABLES REAL ESTATE

Dear agents and buyers,

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 the winning offer. When submitting an offer, submit to:

Sales@TheGrovesRE.com/DonnaG@TheGrovesRE.com/CarolG@TheGrovesRE.com

Be sure to upload the offer, pre-approval and POF's. MH-PA must accompany the offer. **Buyer MUST be pre-approved by The Groves management prior to sending over offer. Please contact Julie Travis to obtain approval of your client: 714-832-3600 / Escrow@TheGrovesIrvine.com. The Groves approval letter must be sent with the offer.**

Buyer must meet these qualifications: 700 credit score (at least one buyer). They must be able to live independently AND this must be their full-time residence 51% of the time, not a second home. See Income Requirements in the Supplements. Pet guidelines are in the Rules and Regulations in the supplements.

Address: 5200 Irvine Blvd., Space 366, Irvine, Ca. 92620

APN: 913-003-65 / 890-74-366

Seller's Names: Dennis Nelson, Trustee & Norma Nelson, Trustee
Dennis Nelson and Norma Nelson Family Trust

Escrow period: Negotiable but prefer to move sometime in June

Contingent on finding replacement property in Oregon

Possession: Negotiable

2-3% good faith deposit preferred

Escrow – Advantage One Escrow

Home Warranty – First American as one is already in place

NHD – Priority NHD as it is already ordered

Reduced contingency periods are always preferred

To avoid an unnecessary counter-offer do not check these items on the purchase contract: Q5, Q6

On the RPA please state under “**Other Terms**”: Buyer to conduct interview and obtain approval from The Groves management within Investigation contingency timeframe in contract. Buyer to pay \$2,500 Groves Homeowners Inc and \$350 to Gibbs Law firm.

Items **Included:** Washer/Dryer Some furniture negotiable. **Exclusions:** N/A

PLEASE WRITE YOUR BEST OFFER FIRST AS I CANNOT GUARANTEE COUNTER OFFERS! Kindly allow 3 days for seller to respond to your offer.

Respectfully,

The Sales Team at Homes At The Groves