



# RADCLIFFE & ASSOCIATES REAL ESTATE GROUP

## Offer Instructions

Thank you for your interest in our listing! Below, please find the additional information below that may be helpful as you write an offer on the property:

### Seller Preferred Choice of Services

- Escrow: Vanguard Escrow – Lennette Nelson
- Title: First American Title – Christina Smolskis
- NHD: MyNHD

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### Offer Recommendations

- Escrow Period: 30 days or less
- EMD = 3% of purchase Price
- Inspection Contingency: 10 Days or less
- Loan & Appraisal Contingency (if applicable): 14 days or less
- Please do not contact regarding buyer agent concession – submit with offer.

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### Submission Instructions & FAQs

- Submit to: [offers@radcliffeassociates.com](mailto:offers@radcliffeassociates.com)
- Include Proof of funds and pre-approval letter with offer.
- All documents should be attached as PDFs – no links or file sharing.
- All offers received will receive an automated-response to confirm receipt.
- All offers will be presented to the seller in a timely manner.
- All offers received over the weekend will be presented in a timely manner during normal weekday business hours.

If you have any questions prior to submitting your offer, please email [offers@radcliffeassociates.com](mailto:offers@radcliffeassociates.com)

**RADCLIFFE & ASSOCIATES**

714-497-0160

DRE #01923712

[offers@radcliffeassociates.com](mailto:offers@radcliffeassociates.com)

[www.radcliffeassociates.com](http://www.radcliffeassociates.com)

