



# SEVEN GABLES

REAL ESTATE

41747 Crest Drive, Hemet, CA, 92544

## Items That Must Be Included With All Offers Submitted:

All documents must be in **ONE or TWO PDs** and in the following order:

- 1 RPA and Addenda.
- 2 Proof of Funds to show EMD, down payment, or full purchase price if paying cash.
- 3 Pre Approval Letter along with Lender's direct contact information.
- 4 Desktop Underwriter (not required but **HIGHLY** recommended for a strong offer).

## Choice of Services

**Please Note:** I will counter out other title/escrow companies. Please do not write in another company or "Sellers Choice".

Please use the companies listed below:

Escrow:

WFG Title (Andrew Walsh)

Title:

Advantage One Escrow (Tina Sung Parsons)

## Notes & Recommendations

### Property IS FHA Approved

Please have your buyers review the attached Pre-Sale Home Inspection performed on 04/15/2026. Full Disclosure: The inspection was performed BEFORE the project was complete. 90% of the deficiencies noted have since been corrected. **Please note: No Repairs or credits will be given during escrow. RRs will be automatically declined.**

The sellers will prioritize buyers that can give a 21 day escrow. Recommended contingency timelines. Inspection: 5, Appraisal: 13, Loan: 14

I **WILL** be contacting your buyer's lender to verify DU findings (if applicable). They are also welcome to give me a call after offer submission.

If the offer is selected, your clients may be required to cross qualify with my lender prior to opening escrow.

All offers will be responded to within a reasonable timeframe. If your offer is not selected, you will receive an email indicating such.

It is not recommended to reduce the standard 72 hour offer expiration time.

Call or text me after offer submission at 949-393-4557