



17701 Ridgeline Offer Guidelines

Thank you for showing Ridgeline! We'd like to share the following information in case you are writing an offer for your clients:

Please email offers, preapproval, and proof of funds to Holly@SCVHolly.com and Maria@Mariadtc.com

Sellers will review offers as they come in. There is not a guarantee you'll get a counter- it will just depend on how many offers we get.

This property is in default but there is enough equity to be able to close at asking price or above.

- 1) City is Santa Clarita
- 2) Close of escrow- sellers have moved out so I'd suggest the shortest escrow possible.
- 3) Loan and appraisal contingencies to be 14 days or less
- 4) If you choose to write over asking price, please address appraisal gap or waive the appraisal contingency
- 5) All investigations 3L3-3L8 to be 10 days or less
- 6) Personal property excluded – washer, dryer, fridge
- 7) Personal property included- outdoor jacuzzi
- 8) Escrow Advantage, Jen Seyfert
- 9) Title Tigor, Nikki Maurer
- 10) NHD First Am
- 11) Solar is owned
- 12) Mello roos is \$3900 a year
- 13) There is an HOA
- 14) No personal letters please

RE/MAX

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