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Hablo español

SEVEN GABLES
 REAL ESTATE

OFFER SUBMISSION GUIDELINES

Dear Agents and Buyers,

If you are considering submitting an offer on this home, please review the following guidelines carefully to help position your offer competitively.

Before Writing an Offer

- Buyers must be pre-approved by Villa Valencia management. Contact Allyson Turner
 - Land Lease - \$1,755
 - Must have 680+ credit score
 - villa@dunexmhp.com
 - Phone: (714) 544-0311
 - Fax: (714) 669-9113
 - Cell: (714) 425-9694
- Lender Recommendations:
 - Murphy Bank Gary Kong -- Gkong@murphybank.com
 - [Orange County Credit Union](#)

Things to keep in mind

Pre inspections are available upon request

The home is being sold as-is. The price of the home takes into account the inspection reports

Offer Submission Requirements

Submit all offers via email to Carolinainrealestate@gmail.com

- RPA (Residential Purchase Agreement)
- MH-PA
- Pre-Approvals (Villa Valencia + approved lender)
- Proof of Funds

Seller's name: Jennifer and Sean Goodwin

Escrow: Advantage One Escrow - Tina Sung (tina@advantageoneescrow.com)

Home Warranty - First American CRES Policy is required.

Do NOT check items Q5 or Q6 on the RPA

No termite report or termite repairs to be addressed in offer

Please allow 3 days for response.

Inclusions: Fridge, dishwasher, stove, microwave, washer/dryer and in-window AC included

Earnest money to be minimum of 3% (exceptions apply)

Inspection to be 10 days or less

Final Notes

Please submit your highest and best offer upfront

Seller may not issue counteroffers

Allow up to 3 days for response

Buyer to independently verify all property information, including square footage, measurements, and details

For questions regarding The Groves requirements, feel free to reach out.

Respectfully,

Carolina Montenegro