

Dear Agents and Buyers,

Here is some additional information that may be helpful to you if you are considering writing an offer on this property.

Tips for writing a competitive offer on 1973 N. Glacier St., Orange 92867

Seller's Name: Janelle DePue, Trustee

APN #37020445 – Please include on RPA along with proper agency boxes checked!

Preferred escrow period – A 30 day escrow is preferred with a possible seller rentback

3% good faith deposit is preferred

Reduced contingency periods are always preferred

Sellers' choice of ALL services **including home warranty:**

Escrow - Alliance Mutual Escrow – Heather Stovall Lambaren

Title - Chicago Title – Brandon Bianchi – Prelim on file

Home Warranty – If requested – “First American CRES” Home Warranty or “Old Republic CRES”

Home Warranty

NHD – “Priority NHD” – report on file

The refrigerator, washer and dryer are included in the sale.

A recent home inspection report and termite inspection report is available to review PRIOR to writing your offer.

Sections Q(5), Q(6), Q(11) and Q(15) will not be a part of the contract as they do not apply

***** PLEASE WRITE YOUR BEST OFFER FIRST AS WE CAN NOT GUARANTEE COUNTER OFFERS!**

Offers will be acknowledged as they are received; however please allow the seller 3 days to respond.

Please email complete offer in one attachment, if possible, with proof of funds, lender pre-approval if financing, and any other supporting documents to LisaB@sevengables.com. I will confirm your offer upon receipt.

It has been my pleasure to present this beautiful listing and we look forward to hearing from you!

Lisa Blanc #714-231-9622, LisaB@sevengables.com, DRE Lic. #01260813

Seven Gables Real Estate DRE #00745605

229 N. Glassell St. Orange, CA 92866

