

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 25392 Elderwood, Lake Forest 92630

Sellers' Name: Matthew Campbell, Kelly Campbell

APN #61017404 - Please include on RPA along with proper agency boxes checked!

Preferred escrow period - A 30 day escrow is preferred with a 3 day possession after closing
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 as-is

Please include in other terms, "Seller to pay off the solar contract balance through Escrow"

A recent home inspection report and termite inspection report are 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

