

CENTURY 21[®] Discovery

1200 Gaviota #204, Long Beach CA 90813

Dear Agents,

Thank you for showing 1200 Gaviota #204 to your clients. I welcome any calls for questions you may have. Hopefully you find this helpful if your clients are considering submitting an offer.

Seller's name to go on the offer:

Alberto Herrera and Eri Matsumoto

Preferred Length of Escrow: 30 days + 29 days SIP

Preferred Earnest Money Deposit: 3% minimum

Contingencies: reduced preferred; Sellers Purchase of Replacement Property to be included in offer (call Listing Agent to get the SPRP to include in your offer)

Seller's Choice of Services:

Escrow – Equity Escrow, Susana Ochoa

Title – Ticolor, Michelle Walker

NHD – First American NHD (already ordered)

HOA- Gaviota Heights

- \$453 a month
- SB 326 Balcony inspection/repairs completed for the complex
- HOA includes: Master Policy; maintaining and repairing common areas (exterior of building, roof, and grounds); water; sewer and trash
- FHA approved

Please email offer on C.A.R. RPA with proof of funds, lender pre-approval (DU preferred) and any supporting documents to realestate@rienneduran.com. Please have the word OFFER and the address in the subject line of your email. I will confirm receipt of your offer.

All financed offers will need to be cross qualified with Sinee Villasana with PRMG. Phone: (951) 318-0059, Email: svillasana@prmg.net

Thank you for your interest in this property. I look forward to possibly working with you!

Rienne Duran

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