



FAQ & OFFER RECOMMENDATIONS

3666 Rutgers Ave. Long Beach

Thank you for your interest in our client's property at **3666 Rutgers Ave, Long Beach**. To streamline the offer process as much as possible, please thoroughly review the following recommendations for submitting an offer.

FAQ's:

1. The sellers have already purchased their next property out of state, & are not contingent. Their upleg is a new build scheduled to be ready August 1st. They may need a short rent back if necessary. Rutgers Ave is currently owner occupied & partially staged.
2. We have done a pre-listing termite & general inspection of the property. (no deal breakers! :) We have added the termite report to the supplements & will gladly share the home inspection with interested parties upon submitted offer.
3. The home's exterior has been completely re-stucco'd & has all new windows in the last two years.
4. The roof, & electrical are estimated at 12 years old.
5. We have provided a copy of the current Home Owners Insurance Policy in the supplements.

Please encourage your client to submit a strong initial offer as there is no guarantee that each offer will receive a counter.

Offer recommendations:

The seller will review offers as they come in. While your client may submit their offer however they like, it is highly recommended that all offers include the following:

1. Submit your offer with a 5 day "proof of insurance" contingency that must be submitted to escrow & the lender.
2. Earnest money deposit of 3% of the purchase price.
3. Seller's choice of escrow and title services.
 - a. ESCROW - On Demand Escrow, Lorraine Thibodeau
 - b. TITLE - First American, Andrea Baleta
 - c. C. NHD - First American, Pam Summerfelt
4. Proof of funds and pre-approval letter (if there is a loan) must be provided with your offer.
5. Shortened or removed contingency periods are a plus.
6. If buyer is using financing, they **may be asked to cross qualify** with John Soricelli at (949)478-3863

If you have any questions prior to submitting your offer, please contact Lori Magaña at (562) 684-6985

SUBMIT OFFERS ALONG WITH POF/PREAPPROVAL to: Lori@splashrealtygroup.com & CC:

Megan@splashrealtygroup.com