

Dear Agents and Buyers,

Here are some tips and additional information that may be helpful if you are considering writing an offer on:

1718 Truman Cir, Placentia CA 92870

- Sellers Name: Matthew R and Alexandra R Truckey, Robert and Susan Truckey (4 names)
- APN # 341-122-16 (please include on RPA)
- Check appropriate Agency boxes and COMPLETE Agent/Broker name, address, phone, email
- 3% Good faith deposit is preferred
- Reduced contingency periods are always preferred
- Close of Escrow- A 30-day escrow is preferred. (COE +4)

Seller choice of Escrow, Title, NHD

- Escrow – Pickford Escrow | Officer: Michelle Kramer
- Title – First American – Christina Smolskis
- NHD – My NHD (environmental report included) Report on file

Included Items: Water Softener & RO in kitchen

Excluded Items: Drapes, rods & hardware in all bedrooms, Kitchen monitor/screen & hardware.

**** PLEASE CONSIDER WRITING YOUR BEST OFFER FIRST, AS I CAN NOT GUARANTEE COUNTER OFFERS**

**** Please Note:** MyNHD Report shows the property is NOT in high fire area

Offers will be acknowledged as they are received however, please provide a minimum of 3 days for the Seller to review and respond.

If possible, please email complete offer in one attachment, with Proof of Funds, lender approval letter, if financed, and any supporting documents to JackieD3@msn.com. I will confirm your offer upon receipt.

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

Jackie D'Andrea | #01112086
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