



Thank you for your client's interest in the home @ 2349 Jefferson Street #413 Torrance, CA 90501. Here is some additional information that the Seller has requested and may be helpful to you when writing an offer on this property.

Tips for writing a competitive offer:

- **Seller Name - Todd Fujii**
- **RPA 1-B - APN # 7359-009-165 - Please include on RPA along with proper agency**
- **RPA 2-B - Seller's Agent Info: Michele Dizon LA state license #01326914**
- **Berkshire Hathaway Home Services California Properties LO state license #01986798**
- **RPA 3B - Desired escrow period: Short escrow preferred**
- **RPA - 3D-1 - 3% good faith deposit preferred**
- **RPA -3L - Reduced contingency periods are always preferred**
- **RPA - 3Q-2 - Optional Wildfire Disclosure Report to be a buyer expense or non-applicable. Items that do not apply - 3Q5, 3Q6, 3Q11, 3Q15 - Do NOT check these items as they will be countered out as non-applicable.**
- **Seller's Choice of the following services:**
 - **Escrow to be: Pickford Escrow - Michelle Kramer, Escrow Officer**
 - **Title to be: Orange Coast Title Company - Kevin Mount & Sonia Apodaca**
 - **NHD to be: - My NHD**
 - **Home Warranty Provider - buyer's choice, coverage not to exceed \$400**
- **Please email complete offer including proof of funds, lender pre-approval letter (within 30 days) and any other supporting documents to:**
michele.dizon@bhhscaproperties.com

Thank you & I will confirm your offer upon receipt.

