

303 S J St. Lompoc, CA 93436

OFFER INSTRUCTIONS & GUIDELINES

Reports & Disclosures:

<https://drive.google.com/drive/folders/1NEDH95Q5vlaGDjY1YFUB7HhzXdR8nDkO>

When advising your clients as to what to include in their offer, please consider the following terms as guidelines for your best chances of an accepted offer:

MANDATORY ITEMS:

1. Seller names to be: Minfei Kevin Yu, Fang Cheng Yu and Shue-Fang Chia.
2. All offers must be accompanied by Proof of Funds AND a valid Pre-Approval letter from a reputable local lender (if applicable).
3. Offers: Please email your offer to Geoffrey@ravenhillrealty.com and text Geoffrey for confirmation at (805) 319.9969

SELLER PREFERENCES:

1. Seller would like to net (sales price minus concessions) as much as they can from the sale of this home. As such, the sales price will be the main consideration.
2. Shorter Buyer Investigation Contingency (L3, 8C, 12) preferred (i.e 7 days).
3. Escrow to be with Kris Randolph with First American Title.
3. 17-day or shorter appraisal contingency (if applicable) preferred.
4. 17-day or shorter loan contingency (if applicable) preferred.
 - a. "Buyer shall order appraisal within 3 business days after acceptance" shall be written into the contract if there is a loan or appraisal contingency applicable
5. The Seller would prefer the Buyer to assume the property in strictly "As-Is" Condition.
6. Buyer to pay for their own Home Warranty (if desired).

OFFERS WILL BE REVIEWED AS RECEIVED

**Seller Minfeu Kevin Yu is out of country in different timezone,
please allow for three days for offer expiration and review.**