



Guidelines for Writing Offers for the Property at:
245 Aster St #6, Laguna Beach, CA 92651
APN: 895-070-06

Please email offers to: esther@estherclausonrealestate.com & include all requested forms (see below) in ONE PDF.

Document Name to be: **OFFER Buyer's Last Name – Aster St # 6 (245)**

Please include the following with your offer and submit them together in ONE PDF:

- Residential Purchase Agreement (RPA) & all attached CAR form advisories & addenda
- Market Conditions Advisory (MCA)
- Proof of Funds for ALL funds required to close Escrow
- Pre-approval

We will begin to review offers on Monday, 7/6, at 10 am

This is a trust sale.

Entity Seller: Example: THE ROBERTA A. MERRITT TRUST

Legally Authorized Signer: Example: Roberta A. Merritt, Trustee

Listing Agent: Esther Clauson, #02031778
(626) 244-7480

Listing Brokerage:

Keller Williams, Los Angeles #02325250
963 Colorado Blvd.
Los Angeles, CA 90041

Seller Preferred Terms:

- **Earnest Money Deposit: 3%**
- **Close of Escrow:** 30 days or sooner
- **Escrow:** Southland Escrow Partners, Heidi Smith, each to pay their own fees
- **Title:** Chicago Title, Nathan Stark
- **NHD Report:** Disclosure Source – Zabrina Carroll
- **Home Warranty:** Buyer to pay
- **Inclusions: Example:** Refrigerator, Portable a/c, Stove, Oven
- **Exclusions:** Staging

Please contact esther@estherclausonrealestate.com or Text 626-244-7480 with any questions.

Information provided is deemed reliable but is not guaranteed. Neither the listing agent nor the brokerage shall be held responsible for any inaccuracies or typographical errors. Buyers and their agents are advised to perform their own due diligence to verify the accuracy of all information to their satisfaction, including but not limited to square footage, lot size, property features, permits, and school information.