



11 PYRITE, RANCHO SANTA MARGARITA, CA 92688

OFFER INSTRUCTIONS AND GUIDELINES

Please consider the following guide for the best chance of an accepted offer:

REQUIRED ITEMS:

1. Seller name to be listed as DANA L. SECURA, TRUSTEE
2. All offer packages must include Proof of Funds to open and close and a valid Pre-Approval letter from the lender if the home is to be financed. For cash purchases, proof of funds for the offered price must be provided.
3. Seller's choice of all services including, but not limited to Regency Escrow, Ticor Title. Disclosure Source (NHD), Fidelity Home Warranty
4. Listing Agent is Inés Negrete, DRE #01784762. Regency Real Estate Brokers, DRE #01200533 25950 Acero #100, Mission Viejo, CA. 92691. 949.554.5786.
ines@inesnegrete.com
5. EMAIL OFFERS to ines@inesnegrete.com

HIGHLY SUGGESTED ITEMS:

1. The seller cares about the bottom line. Submit your clients best and highest. *Seller may not counter.*
2. 3% Earnest money deposit.
3. 10-days or less to remove all contingencies
4. 30-days to close escrow

**The home is being sold AS IS, with no repairs, credits or price reductions.
All Section 1 repairs have been completed. See Supplements in the MLS.**

NOTE:

If your client(s) will be obtaining financing, please encourage them to explore homeowners' insurance options before writing an offer. This helps ensure there are no unexpected surprises once escrow is underway.

Need a referral to an insurance broker? Feel free to contact Brenda Zepeda with Morning Star Agency Insurance Services at (949) 833-2030 or brenda@morningstarinsurance.com.

Thank you.