

# Tips for getting your offer accepted

## What We Know About 21081 White Horse Lane, Huntington Beach & Items for Buyer Verification

- The owner passed away in the home due to natural causes.
- The administrator of the estate has never occupied the property and is unable to verify the condition, functionality, maintenance history, or performance of the home and its systems.
- Seller disclosures completed by the owner in preparation for a prior 2021 listing are available for review in the supplements and are provided for informational purposes only. Buyers are encouraged to independently investigate and verify any information contained therein, as neither the estate nor the administrator makes any representations regarding the accuracy or current condition of the property.
- The bathtub was removed from the hall bathroom by the owner to accommodate the needs of her disabled adult child.
- Buyers are encouraged to conduct their own due diligence and inspections regarding the condition of the property, including compliance with applicable city and county requirements, permits, ordinances, and regulations.
- Buyer acknowledges that the property is subject to an existing solar lease. Buyer shall independently investigate the lease terms and either assume the lease or satisfy the payoff obligation as a condition of closing.
- The property is being sold strictly **As Is**. The seller will not provide any inspections or reports or perform repairs, including termite repairs, nor provide any credits, concessions, or price adjustments through escrow.
- Per the estate's request, the property will remain Active on the MLS and on the market for a minimum of seven (7) days. Offers will be reviewed and responded to after Monday July 13, 2026.

## Seller's Requested Offer Terms

Seller is: The Estate of Rhys Burchill

The seller requests that offers include the following:

- Probate Purchase Agreement Addendum
- Escrow: Escrow Options, Attention: Shastin Angel
- Title: First American Title / Tommy Corbett
- Earnest Money Deposit (EMD): 3% of the purchase price
- Proof of funds and lender approval (if financing)
- Shortened inspection contingencies are preferred
- Please submit your best offer; a counter is not guaranteed