

Dear Agents and Buyers,

Here is some additional information that may be helpful to you if you are considering writing an offer on this property.

**Tips for writing a competitive offer on 11252 S. Church St., Orange 92869**

Sellers' Names: Lydia Roach, Trustee, Robert D. Pedroza Jr, Trustee, Albert Pedroza, Trustee  
APN #09334201 - Please include on RPA along with proper agency boxes checked!

Preferred escrow period - A short escrow is preferred  
3% good faith deposit is preferred  
Reduced contingency periods are always preferred

Sellers' choice of ALL services **including home warranty:**

Escrow - Alliance Mutual Escrow - Heather Stovall Lambaren

Title - Chicago Title - Brandon Bianchi - Prelim on file

Home Warranty - If requested - "First American CRES" Home Warranty or "Old Republic CRES" Home Warranty

NHD - "Priority NHD" - report on file

The refrigerator is excluded from the sale

A recent home inspection report and termite inspection report are available to review PRIOR to writing your offer. Sellers are Successor Trustees and are selling the property in as-is condition

Sellers are disclosing that the elderly owner passed away peacefully on the property of natural causes

Sections Q(5), Q(6), Q(11) and Q(15) will not be a part of the contract as they do not apply

**\*\*\* PLEASE WRITE YOUR BEST OFFER FIRST AS WE CAN NOT GUARANTEE COUNTER OFFERS!**

Offers will be acknowledged as they are received; however please allow the sellers 3 days to respond.

Please email complete offer in one attachment, if possible, with proof of funds, lender pre-approval if financing, and any other supporting documents to [LisaB@sevengables.com](mailto:LisaB@sevengables.com). I will confirm your offer upon receipt.

It has been my pleasure to present this listing and we look forward to hearing from you!

Lisa Blanc #714-231-9622, [LisaB@sevengables.com](mailto:LisaB@sevengables.com), DRE Lic. #01260813

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229 N. Glassell St. Orange, CA 92866

