

# PAUL TRAN GROUP

Refined Realty | DRE 01797068

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## OFFER SUBMISSION INSTRUCTIONS

Dear Agents, thank you for your client's interest. Please submit a complete, organized offer package for seller review.

### Quick Reference

<b>Property</b>	107 Pomelo, Rancho Santa Margarita, CA 92688
<b>Seller</b>	The Bui Family Trust
<b>APN</b>	931-836-11
<b>Listing Agent</b>	Paul Tran   DRE 01797068   Refined Realty   DRE 01052277
<b>Submit Offers</b>	paul@paultrangroup.com, as one complete PDF package

### Seller's Selection of Services

- Escrow: Escrow Options Group | Colleen Mackey | (949) 486-2224 | Colleen.Mackey@Escrowoptions.com
- Title: First American Title | Daphne Alt | (949) 295-0828 | DaphneAlt@Firstam.com
- Natural Hazard Disclosure: MyNHD

### Offer Package

- RPA completed accurately with address, APN, agency confirmation, and all applicable terms.
- Proof of funds and, if financing, lender pre-approval dated within 30 days. DU/LP or underwriting approval preferred when available.
- Seller/listing agent may request buyer cross-qualification with Dave Marzinke, Revival Lending, (714) 585-0066, dave@revivallending.com.
- Preferred deposit: 3% of purchase price, wired within 24 hours of acceptance unless otherwise structured.
- Preferred escrow: 30 days or sooner. Reduced contingencies preferred when supported by buyer diligence and financing strength.
- If any contingency is removed up front, include the applicable C.A.R. Contingency Removal form.
- Identify requested home warranty provider and coverage, if applicable.

### Additional Notes

- Submit as one complete PDF so terms can be reviewed efficiently and accurately.
- Avoid non-applicable terms or boilerplate provisions that do not apply, as they may need to be clarified or countered.
- Strong offers are clean, well-supported, and easy to evaluate. Price matters, but certainty of closing, financing, deposit, contingencies, and timing are as important.

### Offer Review

- Offers will be reviewed as received and presented to seller per seller instructions and applicable obligations.
- Seller may accept, reject, counter, or continue reviewing offers at seller's discretion and is not required to issue a counter-offer.
- If a formal deadline is established due to activity or multiple offers, it will be communicated through MLS remarks, email, or direct agent communication.
- Selected buyer's agent will be notified promptly once seller accepts an offer and escrow is ready to open.

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