



FAQ & OFFER RECOMMENDATIONS

2330 Saint Joseph Ave. Long Beach

Thank you for your interest in our client's property at **2330 Saint Joseph Ave, Long Beach**. To streamline the offer process as much as possible, please thoroughly review the following recommendations for submitting an offer.

FAQ's:

1. The sellers have already moved out of the Country to their next destination. The home is completely cleared out of their personal belongings & professionally staged.
2. A family friend is house sitting until the property is sold. She is rarely there & very accommodating.
3. We have provided a Home Owners Insurance Policy estimate in the supplements.
4. Electric & Plumbing were redone in 2010
5. 40 year roof installed in 2007
6. The home has purchased solar that will be paid off in full by sellers through escrow.

Please encourage your client to submit a strong initial offer as there is no guarantee that each offer will receive a counter.

Offer recommendations:

The seller will review offers as they come in. While your client may submit their offer however they like, it is highly recommended that all offers include the following:

1. Submit your offer with a 5 day "proof of insurance" contingency that must be submitted to escrow & the lender.
2. Earnest money deposit of 3% of the purchase price.
3. Seller's choice of escrow and title services.
 - a. ESCROW - On Demand Escrow, Lorraine Thibodeau
 - b. TITLE - Old Republic, Dana Fites
 - c. NHD - First American, Pam Summerfelt
4. Proof of funds and pre-approval letter (if there is a loan) must be provided with your offer.
5. Shortened or removed contingency periods are a plus.
6. If buyer is using financing, they **may be asked to cross qualify** with John Soricelli at (949)478-3863

If you have any questions prior to submitting your offer, please contact Lori Magaña at (562) 684-6985

SUBMIT OFFERS ALONG WITH POF/PREAPPROVAL to: Lori@splashrealtygroup.com & CC:

Megan@splashrealtygroup.com