



JULIE TRAN
REAL ESTATE

julie@theavantteam.com • DRE #01947778 • 714.657.8558

Dear Agents,

Thank you for your client's interest in our listing. We appreciate the opportunity to work with you and have provided the following information to assist you in preparing your offer.

Property Address: 2 Alba East, Irvine CA 92620

Seller Name(s): Bret Ardents, Erika Ardents, Stanton Ardents, Denise Ardents

APN #: 530-081-21

When preparing a competitive offer, please note the following RPA details:

- RPA 1-B: **APN 530-081-21**
- RPA 2-B, the Seller's Brokerage Information:
Pacific Sotheby's International Realty | DRE #01767484
1200 Newport Center Drive, Suite 100, Newport Beach, CA 92660
Listing Agent: Julie Tran | DRE #01947778
- RPA 3-B: Desired escrow period of 30 days or sooner
- RPA D-1: 3% good faith deposit
- RPA L: Reduced contingencies whenever possible
- Please **do not check items Q5 or Q6**, as these will be countered out as non-applicable.

Seller's Choice of the following preferred services:

- Escrow: Central Escrow Group
- Title: Pacific Coast Title
- NHD: MyNHD

Buyer's Choice: Home Warranty Provider, with coverage not to exceed \$700.

Please submit complete offers including proof of funds, lender pre-approval letter, and any other supporting documents to: **Julie Tran** at julie@theavantteam.com and **Madison Tran** at madison@theavantteam.com.

If you have any questions regarding your offer, please reach out to Julie Tran at **714.657.8558**. We appreciate your interest in the property and look forward to working with you.

Pacific | **Sotheby's**
INTERNATIONAL REALTY

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