

OFFER GUIDELINES

19 HEMLOCK, RANCHO SANTA MARGARITA

Dear Agents & Buyers,

Thank you for your interest in our listing at 19 Hemlock, Rancho Santa Margarita. Below, please find some additional information that may be helpful as you write an offer on the property:

PROPERTY INFORMATION

- **Seller's Name:** James D Cates
- **APN #:** 933-750-93
- **Realtor:** Jacqueline May (Lic# 00970096) & Kathy Leimkuhler (Lic# 01831094)

PREFERRED OFFER

- **Escrow Period:** 30 days or sooner
- **Contingencies:** Reduced contingency periods are always preferred

INCLUSIONS & EXCLUSIONS

When completing RPA Paragraph 3P(1&2), please refer to the following:

- **Inclusions:** Stove(s), oven(s), stove/oven combo(s); Refrigerator(s); Washer(s); Dryer(s); Microwave(s); Bathroom mirrors
- **Exclusions:**

ITEMS THAT DO NOT APPLY

Do not check these items. They will be countered out as non-applicable:

- 3Q5, 3Q6

SELLER'S CHOICE OF SERVICES

- **Escrow:** Corner Escrow - Ashley Bowman
- **Title:** Chicago Title - Brandon Bianchi / Kevin McKee
- **NHD:** MyNHD

SUBMISSION INSTRUCTIONS

Please email a complete offer to Info@LeimkuhlerGroup.com. Include offer, proof of funds, lender pre-approval letter, and any other supporting documents. We will confirm receipt of your offer.



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