

Dear Agents,

If your client is considering submitting an offer on this home, we encourage you to review the following terms and information. While your client may submit their offer however they like, these recommendations are intended to provide helpful guidance to writing a winning offer.

Offer Recommendations:

Property Address: 1118 Sandi Lane, Costa Mesa CA 92627

APN#: 422-042-10

Seller's names: Noah Llanda and Eula Noelle Dominguez

1. Escrow Period: 30 Days or sooner.
2. Earnest money deposit of 3% of the purchase price.
3. Seller's choice of all Service Providers:
 - *Escrow: Advantage One Escrow with Lisa Woolley
 - *Title: Old Republic Title with Dana Fites
 - *NHD: First American
 - *Home Warranty: Buyer's Choice of Home Warranty Company OR First American Home Warranty with Heidi Marshall.
4. Inspection contingency and Investigation period (including review of disclosures and title) of no more than 10 days.
5. Insurance Contingency period of no more than 10 Days.
6. Loan 14 days or less and Appraisal contingency 12 days or less (or if marked Waived include CAR CR removal form completed).
7. If you choose to remove the appraisal contingency please include proof of additional funds
8. **Offers must include the following (no exceptions):**
 - Proof of funds to reflect downpayment and closing costs.
 - Pre-approval letter (if there is a loan).

WE CANNOT GUARANTEE COUNTER OFFERS - PLEASE WRITE YOUR BEST OFFER FIRST!

Email Offer to: VivanAinis@gmail.com and BrendaTrigo@gmail.com. Submit all documents in PDF attachments.
Do Not include links for icloud, google drive, Dropbox, DocuSign, etc.

Please text both numbers when offer is emailed to ensure receipt (562) 881-9416 and (562)852-1045.

Thank you!