



HOMES AT THE GROVES

BY SEVEN GABLES REAL ESTATE

Dear agents and buyers,

If you are considering writing an offer on this home, please take careful consideration of the following terms and information, as they may be helpful to writing the winning offer. When submitting an offer, you **MUST** submit it to **Sales@TheGrovesRE.com**. Be sure to upload the offer, pre-approval and POF's. MH-PA must accompany the offer. **Buyer MUST be pre-approved by The Groves management prior to sending over offer.**

Buyer must meet these qualifications: See New Member Qualification Requirements
These qualifications are outlined in the Attachments with this listing. Park Approval is required prior to submitting an offer to purchase.

Address: 5200 Irvine Blvd., Space 116, Irvine, Ca. 92620

APN : 913-001-15 / 890-741-16

Seller's Names: Erica Johnson, Successor Trustee

Please complete Entity sellers section on pg 16 with Trust info: The Walter Lee Johnson Trust

Escrow period: Negotiable

Possession: **At COE**

2-3% good faith deposit preferred

Escrow – Advantage Escrow

Home Warranty – **First American CRES policy**

NHD – Priority NHD as it is already ordered

Reduced contingency periods are always preferred

To avoid an unnecessary counter-offer do not check these items on the purchase contract: Q5, Q6

Please state the following under **“Other Term”**: Buyer to conduct interview and obtain approval from The Groves management within Investigation contingency timeframe in contract. Buyer to pay \$2,500 Groves Homeowners Inc and \$350 to Gibbs Law firm.

PLEASE WRITE YOUR BEST OFFER FIRST AS we CANNOT GUARANTEE COUNTER OFFERS! Kindly allow 3 days for seller to respond to your offer.

Respectfully,

The Sales Team at Homes At The Groves