

APN: 606-381-03

28741 Via Corona | Trabuco Canyon, CA 92679

PLEASE INCLUDE:

1 Sellers:

The Valdes Living Trust

Proof of Funds & Pre-Approval Letter:

2 Required with all offers. Cash buyers must show POF covering offered price plus closing costs.

3 Escrow-Seller's Choice and Title:

Ticor Title

4 Listing Agent Info for RPA:

Max Wright #02000173 | Regency Real Estate Brokers #01200533

WRITING THE OFFER:

Highest & Best — No Counters Guaranteed

1 Sellers care about the bottom line and a smooth transaction. Submit your best offer — no guarantee seller responds to all offers.

Contingency Time Periods — Minimum 10 Days

2 Buyers need adequate time for due diligence. Nothing shorter than 10 days.

Earnest Money Deposit — 3%

3 3% of purchase price, due within 2 business days of acceptance.

Submit a Complete Offer Package in One Email

4 Call the agent to confirm receipt. Have your lender contact listing agent directly.

Section 1 Termite Clearance — Completed by Seller

5 Seller has completed Section 1 termite clearance prior to listing. Report available in disclosures.

LISTING AGENT

Max Wright

949.887.3940 | maxwright@regencyre.com | DRE #02000173

Regency Real Estate Brokers

25950 Acero Suite #100 | Mission Viejo, CA 92691

Submit all offers to: maxwright@regencyre.com

Call or text to confirm receipt | Have your lender contact the listing agent directly