



## Offer Guidelines

13 Firestone  
Irvine, California 92618

- **Please email offers to:** [renaud.homegroup@gmail.com](mailto:renaud.homegroup@gmail.com)  
Include all requested forms.
- Contact Renaud at 949-774-8207 for assistance submitting an offer.

**Seller Name:**

Patricia Sheehan

**Listing Agent:**

Renaud Denis, DRE #02099583  
949-774-8207 | [renaud.realestategroup@gmail.com](mailto:renaud.realestategroup@gmail.com)

**Listing Brokerage:**

Real Brokerage Technologies, LLC, DRE #02022092

**Seller Preferred Terms:**

**Seller Contingency:**

**None**

**Earnest Money Deposit:**

Minimum 3% by Electronic Funds Transfer

**Close of Escrow:**

30 days (or quicker if Buyer is able)

**Rent Back:**

1 weeks after COE at no cost to seller

**Escrow:**

Generations Escrow - Brandi Rivera  
Each to pay their own fees

**Title:**

Western Resources Title - Marla McCray

**Home Warranty:**

Buyer Choice

**Inclusions:**

Stove/oven, Refrigerator  
Dishwasher and Microwave.

**Exclusions:**

Furniture, personal belongings

**Please include the following with your offer:**

- ☐ Residential Purchase Agreement (RPA) & all attached CAR form advisories & addenda (12/24 version)
- ☐ Market Conditions Advisory (MCA)
- ☐ Buyer Homeowners Association Advisory (BHAA)
- ☐ Pre-approval letter, if Buyer is obtaining a loan
- ☐ Proof of Funds for ALL funds required to close Escrow
- ☐ Buyer Representation Agreement

**Please contact us with any questions. Thank you!**

Neither the Seller nor the Listing Agents guarantee the accuracy of any facts or figures, including but not limited to permits, school district, rentability, bed/bath count, and square footage. The Buyer is responsible for independently investigating all matters concerning the property to satisfy themselves and should make any offer contingent solely on their own findings. All information provided is deemed reliable, but not guaranteed.