



Recommendations on Writing a Competitive Offer
5571 Reno Cir. Huntington Beach, CA 92649

Hello Agents and Buyers,

Thank you for your interest in our listing. We have included some additional information below that may be of help as you consider submitting an offer on the property. All details included below should be considered suggestions that can be incorporated into your offers to help facilitate a smooth transaction and successful close of escrow.

Property Address: 5571 Reno Circle, Huntington Beach, CA 92649
Sellers Name: "Andelle, LLC". *Authorized Signers: Nancy and James Ryan*
APN: 145-441-06
MLS Listing ID: PW26176967

Escrow Period: 30 Days

Deposit Preference: 3% EMD

Buyer Contingencies: Offer shall be subject to interior inspection. All others, limit, if possible.

Seller Contingencies: Subject to a 1031 Exchange.

Seller is actively searching for upleg property and has identified a number of reliable prospects. We do not expect any significant extensions to the escrow period, although Buyer flexibility is appreciated.

Sellers choice of all services.

Escrow: Orange Coast Title and Escrow

Title: Orange Coast Title and Escrow- *Preliminary Title Report has been obtained.*

Home Warranty: Negotiable

NHD: MyNHD- *NHD w/ Environmental Report has been obtained.*

RPA Items that do not apply to this transaction: 3Q5, 3Q6, 3Q11, 3Q15. *OCFA Defensible Space Clearance does not apply.*

Please email all complete offers along with proof of finds, lender pre-approval/pre-qualification letter, PoF, and any other supporting documents to alec@tinalden.com. Photographs and "love letters" will not be presented to Sellers.

Thank you and we look forward to reviewing your offer.

Alec Paquette

Broker Associate

CABRE: #02038703