

# OFFER INSTRUCTIONS

148 N Jerrilee Ln, Anaheim, CA 92807

Dear Agents & Buyers,

Thank you for your interest in our listing at 148 N Jerrilee Ln. We have prepared some items to help make the process easier for you as you prepare your offer. Keep in mind, any buyer may write the offer of their choosing, but please consider the following as they are recommended:

## PROPERTY INFORMATION

**Seller's name (s):** Savita R. Patel Separate Property Trust

**APN #:** 358-011-16

**Listing Agent:** Michael Arshaid, CalDRE 01784611

**Co-Listing Agent:** Cindee Cano, CalDRE 01400631

## PURCHASE AGREEMENT: TIMELINES & DETAILS

**Escrow period:** 30 days or sooner. Shorter escrow preferred.

**Contingencies:** Shortened contingency periods preferred.

**Deposit:** 3% of Purchase Price.

**Possession:** COE

## INCLUSIONS & EXCLUSIONS

**Inclusions:** RPA Items 3. P(1) 9 – Stove(s), Oven(s), Stove/Oven combo(s)

**Exclusions:** None

## RPA ITEMS THAT DO NOT APPLY

Please exclude these items as they do-not-apply and will be countered as such.

**3Q5, 3Q6**

## SELLER'S PREFERENCE OF SERVICES

**Escrow:** Corner Escrow (Ashley Bowman)

**Title:** Chicago Title (Brandon Bianchi)

**NHD:** MyNHD

## OFFER SUBMISSION

Please submit all offers to [offers@cindeeandmichael.com](mailto:offers@cindeeandmichael.com). All offers must be in ONE single PDF file.

Include pre-approval letter, proof of funds with any supporting documentation.

All offers will undergo cross-qualification process.



## CINDEE CANO + MICHAEL ARSHAID

Broker Associates | CRS Designated

CalDRE 01400631, 01784611

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