



Agents and Buyers: Here is some information that will be helpful when writing an offer:

ADDRESS: 4782 Tiara # 203, Huntington Beach 92649

SELLER NAME(S): Lori Acuna Lujan

COE: Flexible but 30 days preferred.

INITIAL DEPOSIT: 3%.

MLS SUPPLEMENTS:

- Disclosures, NHD, etc. are provided in the Supplements section on the MLS so that buyers can make an informed offer. *Please review these prior to writing your offer.*

CONTINGENCIES and DISCLOSURES

- Buyer Investigations: See MLS Supplements for seller disclosures and HOA documents (available upon request) . Consider shortening or removing some contingencies with the offer.
- Seller intends to sell the property AS-IS. Please review the disclosures and write your offer accordingly.

POSSESSION: Seller may need COE plus 3 days

ITEMS INCLUDED/EXCLUDED

- Included: Stackable Washer & Dryer
- Excluded: Refrigerator

SERVICES

- Advantage One Escrow - Laura Baughman
- WFG
- First American CRES Home Warranty
- Priority NHD

Call Sarah with questions at 562-453-7788. Email RPA, POF, Preapproval to offers@seessmith.com and LoriLoucks@gmail.com . Thank you for your interest and best of luck!