

Dear agents and buyers,

If you are considering writing an offer on this home, please take careful consideration of the following terms and information, as they may be helpful to writing the winning offer.

Address: 232 N. Wheeler Street, Orange, Ca. 92869

APN: 093-382-05

This is a Trust sale, be mindful of Seller's Names:

On the offer, please check box 33B Entity Seller:

Full Entity Name:

Paula L. Hill Trust

Legally Authorized signer:

Brian L. Hill, Successor Trustee

Escrow period: Negotiable

Possession: COE

2-3% good faith deposit preferred

Sellers' choice of all services including:

Escrow – Alliance Mutual Escrow

Title – Chicago Title

Home Warranty – First American CRES policy (one is already in place)

NHD – Priority NHD

Reduced contingency periods are always preferred

Included in sale: All appliances

Not included: Furniture (home is staged)

PLEASE WRITE YOUR BEST OFFER FIRST AS I CANNOT GUARANTEE COUNTER OFFERS! Kindly allow 3 days for seller to respond to your offer.

Please upload complete offer with proof of funds, lender pre-approval and any other supporting documents to Donnag@SevenGables.com

Respectfully,

Donna Garrett

714-305-1034