

OFFER GUIDELINES

Property Address: 19668 Season Grove Dr, Riverside 92507

County: Riverside

APN#: 255710003

Sellers: Albert and Maria G Hernandez

Escrow: Glen Oaks Escrow – John Salmon

Title: Old Republic Title - Dana Fites

NHD Provider: My NHD

Price: Strong offers preferred

Escrow: A short escrow is preferred

Shorter contingency periods are preferred

Close of Escrow: 21 days or sooner preferred

Offers will be presented to the seller as they are received.

Disclosures / Prelim / NHD: Available upon request

NOTE

Offer Guidelines: Recent comparable sales support values in the high \$750,000s. Seller will consider, in Seller's sole discretion, a credit of up to 1% of the purchase price with a strong, full-price or higher offer. The credit may be applied either toward a temporary 1% interest-rate buydown for the first 12 months or toward the Buyer's allowable closing costs, subject to lender approval and applicable loan-program guidelines. Comparable sales are for informational purposes only and are not a guarantee of value. Buyer and Buyer's agent to independently verify all information. Buyer may be required to cross-qualify with Seller's preferred lender. Any financing incentive is subject to Buyer qualification, underwriting approval, applicable program requirements, and availability.

Agent: Maria G. Hernandez

DRE#: 02140272

Phone: (909) 695-9537

 **Submit Offers To:**

marilusellshomes@gmail.com

Brokerage:

LPT Realty, Inc

DRE#: 02248983

10620 Trenea St, Ste 230

San Diego, CA 92131

