

Dear Agents and Buyers,

Here is some additional information that may be helpful to you if you are considering writing an offer on this property.

Tips for writing a competitive offer on 1822 Albion Ave., Santa Ana, CA 92705

Seller's Names – Mark E. Steen, Trustee

APN #390-521-16 – Please include on RPA along with proper agency boxes checked!

Preferred escrow period – Negotiable

3% good faith deposit is preferred

Reduced contingency periods are preferred

Sellers' choice of ALL services **including home warranty:**

Escrow - Alliance Mutual Escrow – Heather Stovall Lambaren

Title - Chicago Title – Brandon Bianchi – Prelim on file

Home Warranty - If requested – “First American CRES” Home Warranty or “Old Republic CRES” Home Warranty

NHD – “Priority NHD” – report on file

The kitchen refrigerator, washer and dryer are negotiable

A recent home inspection report and termite inspection report is available to review PRIOR to writing your offer. The Trustee is selling the property in “as-is” condition with no credits or repairs to be given after acceptance.

Sections Q(5), Q(6), Q(11) and Q(15) will not be a part of the contract as they do not apply

***** PLEASE WRITE YOUR BEST OFFER FIRST AS WE CAN NOT GUARANTEE COUNTER OFFERS!**

Offers will be acknowledged as they are received; however please allow the seller 3 days to respond.

Please email complete offer in one attachment, if possible, with proof of funds, lender pre-approval if financing, and any other supporting documents to LisaB@sevengables.com. I will confirm your offer upon receipt.

It has been my pleasure to present this beautiful listing and we look forward to hearing from you!

Lisa Blanc #714-231-9622, LisaB@sevengables.com, DRE Lic. #01260813

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229 N. Glassell St. Orange, CA 92866

