



FAQ & OFFER RECOMMENDATIONS

1515 Electric Ave, Seal Beach

Thank you for your interest in our client's property at **1515 Electric Ave, Seal Beach**. To streamline the offer process as much as possible, please thoroughly review the following recommendations for submitting an offer.

FAQ's:

1. We are in receipt of the month-to-month rental agreements
2. Tenant Estoppel's certificates will be provided after escrow is opened
3. The owners do not know the age of the roof
4. The land with the outdoor bar/seating is owned by the City of Seal Beach
5. A copy of the current insurance policy is attached in the supplements

Offer recommendations:

The seller will review offers as they are received. While your client may submit their offer however they like, it is highly recommended that all offers include the following:

1. Submit your offer with a 5 day "proof of insurance" contingency that must be submitted to escrow & the lender.
2. Earnest money deposit of 3% of the purchase price.
3. Seller's choice of escrow and title services.
 - a. ESCROW - On Demand Escrow, Lorraine Thibodeau
 - b. TITLE - First American, Andrea Baleta
 - c. C. NHD - Sellers choice
4. Proof of funds and pre-approval letter (if there is a loan) must be provided with your offer.
5. Shortened or removed contingency periods.
6. If buyer is using financing, they **MUST cross qualify** with John Soricelli at (949)478-3863

If you have any questions prior to submitting your offer, please contact Nat Ferguson at (562) 761-7165.

SUBMIT OFFERS ALONG WITH POF/PREAPPROVAL to: Nat@splashrealtygroup.com CC:

Megan@splashrealtygroup.com