

OFFER GUIDELINES

461 VIA DE LEON PLACENTIA, CA



Dear Agents & Buyers,

Thank you for your interest in my listing at 461 Via De Leon in Placentia.

Below, please find some additional information that may be helpful as you write an offer on the property:

PROPERTY INFORMATION

- **Sellers Names: Michael & Jennifer Thompson**
- **APN #: 34022212**
- **Listing Agent:** Dan Kaatz (DRE# 01297111)

PREFERRED OFFER

- **Escrow Period:** 30 days or sooner
- **Contingencies:** Reduced contingency periods are always preferred.

INCLUSIONS & EXCLUSIONS

When completing RPA Paragraph 3P(1&2), please refer to the following**:**

- **Inclusions:** Stove(s), oven(s), stove/oven combo(s); Microwave(s); Bathroom mirrors, washer/dryer, both refrigerators
- **Exclusions:** Seller's personal belongings in garage, staging equipment, and all furniture.

ITEMS THAT DO NOT APPLY

Do not check these items. they will be countered out as non-applicable:

- 3Q(5), 3Q(6)

SELLER'S CHOICE OF SERVICES

- **Escrow:** Ally Escrow - Tracy McInturf
- **Title:** Orange Coast Title - Kevin Mount
- **NHD:** MyNHD

SUBMISSION INSTRUCTIONS

Please email a complete offer to DanMKaatz@gmail.com.
Include offer, proof of funds, lender pre-approval letter, and any other supporting documents. We will confirm receipt of your offer.