Dear Agents and Buyers,

We all know this is a very competitive market right now with many well-qualified buyers and very low inventory. 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 *1529 E San Alto - Orange*

- Sellers Name: The Wood Family Trust
- APN #360-093-10 – Please include the APN on RPA along with proper agency boxes checked!
- Escrow period – Sellers would prefer shortened escrow period – COE inside 30…21…15 days is OK
- 3% initial buyer escrow deposit is preferred.
- Reduced contingency periods are always preferred.
- Sellers' choice of ALL services including home warranty:
- Escrow – Seller's Choice
- Title - Chicago Title – Prelim is on file.
- Home Warranty (if requested) – CRES Advantage Fidelity National Home Warranty
- NHD – Disclosure Source – report on file.
- Property is being sold in it's "AS IS" condition with no repairs or credits including termite. We have included a FULL Home Inspection Report from Elite Home Inspections for your review & consideration when writing your offers.

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

- **We will not be discussing other offers received in fairness to all parties…Please DO NOT ASK**.
- Offers will be acknowledged as they are received but kindly allow 3 days for the sellers to respond as they may be out of the area over the next few weeks.
- **Please email COMPLETE OFFER in ONE .pdf attachment,** if possible, with proof of funds to close, Lender Pre-APPROVAL (preferably Full DU) and any other supporting documents to **Jim@SallingerRealtyGroup.com**. We will confirm your offer upon receipt.

It has been our pleasure to present this wonderful Orange listing and we look forward to hearing from you!



REALTY GROUP

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