

2731 W. Orion Avenue

Suggested Purchase Offers Structure

Seller's Name – T. and J. Lucas Revocable Trust

APN # 414-013-26– Please include on RIPA along with proper agency boxes checked and fields complete

Escrow period - A short escrow is preferred

3% good faith deposit is required

Reduced contingency periods are always preferred

Sellers' choice of ALL services:

Escrow – Grove Escrow

Title – Lawyers Title

NHD – MyNHD

Property is being sold in as-is condition with no repairs or credits in lieu of repairs

Do not call me and ask me about other offers....I will not discuss them...

Offers to be reviewed as they are received....