ALEX P. LLAMAS
HELPING YOU MAKE THE RIGHT MOVE

Guide to Writing the Winning Offer

Property: 3926 E. Wilton Street, Long Beach, CA 90804

Dear Agents and Buyers,

You may find the following information helpful if you consider writing an offer on this property.

Sellers' Name: Ms. Nicole C. McMichael, Mr. Russell Royal, and Mrs. Janet Royal

APN: 7253-013-013

Terms & Conditions:

Preferred Length of Escrow: 30 days or less
Possession: COE
Earnest Money Deposit: No less than 3%

Excluded in Sale: Staging furniture, artwork, and accessories.

Included in Sale: Stove.

Sellers' Choice of All Services, Including Home Warranty:

Escrow: Alliance Mutual Escrow, Heather Stovall Lambaren, 714-544-6525
Title: Chicago Title, Kevin McKee
Home Warranty: First American, Eagle Premier CRES Policy;
(maximum Seller contribution towards home warranty $800.00)
NHD: priorityNHD
Reduced / No Contingency Periods are always preferred

Property Disclosures / Reports:

A pre-listing home inspection report, termite report, and Sellers' disclosures are available to review PRIOR to writing your offer.

ALEX P. LLAMAS
HELPING YOU MAKE THE RIGHT MOVE

PLEASE WRITE YOUR BEST OFFER FIRST AS WE CAN NOT GUARANTEE COUNTEROFFERS! No need to call and ask "what's it going to take" if you follow these recommendations. Offers will be due on Thursday, November 5, at 5 PM. Kindly allow 3 days for Sellers to respond to your offer.

Buyers may need to cross-qualify with Kevin Shoup at Home First Financial, 714.317.0246. All offers must include pre-approval and proof of funds to close. Please email your offer package, in one pdf, to alexl@sevengables.com.

Thank you for your interest and consideration in this property. We look forward to hearing from you!

Alejandro P. Llamas
CalDRE No.: #01947540
Seven Gables Real Estate
CalDRE No.: #00745605
email: alexl@sevengables.com
website: alexpllamas.com
Cell Phone: 714.747.2035