Tips for getting your offer accepted

What We Know About 1606 Beechwood St. Santa Ana & Items for Buyer Verification

The administrator of the estate has limited information about the property and is unable to verify the condition, functionality, maintenance history, or performance of the home and its systems.

Buyers are encouraged to conduct their own due diligence and inspections regarding the condition of the property, including compliance with applicable city and county requirements, permits, ordinances, and regulations.

The property is being sold strictly **As Is**. The seller will not provide any inspections or reports or perform repairs, including termite repairs, nor provide any credits, concessions, or price adjustments through escrow.

Per the estate's request, the property will remain Active on the MLS and on the market for a minimum of seven (7) days. Offers will be reviewed after Monday November 30, 2026.

Seller's Requested Offer Terms

Seller is: The Estate of Jennie Myra Flores

The seller requests that offers include the following:

Probate Purchase Agreement Addendum
Escrow: Escrow Options, Attention: Shastin Angel
Title: First American Title / Tommy Corbett
Earnest Money Deposit (EMD): 3% of the purchase price
Proof of funds and lender approval (if financing)
Shortened inspection contingencies are preferred
Please submit your best offer; a counter is not guaranteed