Guide To Writing the Winning Offer - 890 Congress St., Costa Mesa

Dear Agents and Buyers,

Considering this competitive market with more qualified buyers than available homes, this document attempts to assist you to make a complete offer that my sellers can respond to more simply. Following some of these tips and suggestions should help you and me make this a smoother experience. I look forward to working with you.

Seller Names: **Christopher Benjamin Awe**

APN # 42243112

Escrow length: 30 days is good. Shorter is great, but please be realistic.

Possession: A short rent back may be needed as the seller is buying a home nearby.

Earnest money deposit: 3%

Preferred Sellers' choice of all services:
Escrow: Blackmore Escrow - Amy Green
Title: First American Title - Tim Wright

Appliances included: Refrigerator, range/oven, and washer / dryer.

Reduced contingency periods are always preferred. Please don't make them shorter than your lender can handle.

Please make your first offer your best, as the sellers may send counter offers to some or all buyers, OR they may simply choose one buyer to accept or send a counter offer.

Please let your buyers know, they are not guaranteed a counter offer.

Listing agent will not be discussing any of the offers on the table in fairness to all buyers and their hard-working agents, so please don't ask "what will it take?".

Please email complete offer as 1 PDF with proof of funds and lender pre-approval to MatthewF@sevengables.com. I will confirm your offer upon receipt.

Thank you for your interest in this property. I look forward to working with you.

Matthew Fletcher
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