



HOMES AT THE GROVES

BY SEVEN GABLES REAL ESTATE

Dear agents and buyers,

When submitting an offer, you **MUST** submit it to:

DonnaG@TheGrovesRE.com & **CarolG@TheGrovesRE.com** and then send us text.

Be sure to provide the offer, pre-approval, POF's and the MH-PA must accompany the offer. **Buyers are required to be pre-approved by The Groves Management prior to sending over your offer. Please contact the Groves office to obtain approval of your client: 714-832-3600 and/or email Escrow@TheGrovesIrvine.com. The Groves approval letter is required with the offer to be presented to the seller.**

They must be able to live independently AND this must be their full-time residence 51% of the time, not a second home and **no Rentals allowed**. See Income Requirements in the Supplements to make sure your client financially qualifies before showing the home. Two pets are allowed under 20 lbs.

Address:

APN: 913-002-53 / 551-091-08

Seller's Names: Slavica Hurt and Kenneth Henry

Escrow period: Negotiable

2-3% good faith deposit preferred

Escrow – Advantage One Escrow

Home Warranty – First American as one is already in place

NHD – Priority NHD as it is already ordered

Reduced contingency periods are always preferred

To avoid an unnecessary counter-offer do not check these items on the purchase contract: Q5, Q6

On the RPA please state the following under **“Other Terms”**: Buyer to conduct interview and obtain approval from The Groves management within Investigation contingency timeframe. Buyer to pay \$2,500 Groves Homeowners Inc and \$350 to Gibbs Law firm.

Items **Included**: washer/dryer/fridge

Exclusions: all other furniture and/or staging items

Kindly allow 3 days for seller to respond to your offer.

Respectfully,

The Sales Team at Homes At The Groves