

Tips for writing a competitive offer on 2109 Monrovia Ave, Costa Mesa, Ca 92627

Assignment Prohibited: Notwithstanding Paragraph 3.K or any contrary provision of the Purchase Agreement, Buyer shall not assign, transfer, or otherwise convey any interest in this Agreement, in whole or in part, to any person or entity prior to Closing.

- Seller's Name: The Kirby Scott Peterson Charitable Remainder Trust dated October 9, 2026
- APN: 422-451-12
- Escrow timeline preferred: 30 days or sooner.
- Reduced Contingency periods are always preferred.
- Preferred CASH OFFERS.
- At least 3% good faith deposit.
- Preferred: Buying property "AS IS", no repairs or credit towards repairs.
- Seller's choice of all services: Advantage One Escrow - Laura Baughman, Title- First American Title "Team Title", NHD - Priority NHD, on file, Home Warranty to be Buyer's choice —MUST BE CRES PLAN

Complete offers will be presented as they come in. Seller reserves the right to accept and offer at any time.

Please email the complete offer with proof of funds, and supporting documents to BOTH: Craig@craigsproperties.com and Birgittaganz@gmail.com . Craig will confirm your offer upon receipt.

Contact Craig with any questions, THANK YOU!

Craig Poturalski / 714-317-6752 / Craig@craigsproperties.com / Seven Gables Real Estate / CP #01912281 / SG #00745605