

# **Tips for writing a competitive offer on 12214 Cambrian Court, Artesia, CA 90701**

Dear Agents and Buyers,

This is a competitive market right now with many qualified buyers and low inventory. Because we anticipate multiple offers, we've prepared information that may be helpful to you if you are considering writing an offer on this listing.

**Property is TENANT OCCUPIED and therefore available for DRIVE-BY only. DO NOT DISTURB TENANTS, as that will negatively impact your ability to get an accepted offer.**

**Write all offers "SUBJECT TO INSPECTION."** We will be scheduling a date after the New Year for Buyers/Agents whom have written offers to tour the property. We'll announce the date as soon as possible.

Please include with your offer the Trust Advisory, Rep Capacity and AAA located in the MLS supplements.

**Seller's Name:** The Hill Family Year 2019 Living Trust

**APN:** #7054-007-007

**RPA Page 4, Section 19:** Check "Trust Advisory" box

**RPA Page 10, Section 32:** Check "Representative Capacity" box

**Ideal escrow period 30 days or sooner.** Seller prefers a short escrow.

**Minimum 3% initial deposit** on cash offers.

**Sellers' choice of ALL services** including home warranty (unless buyer is paying for or waiving home warranty):

Escrow: Platinum One Escrow

Title: Lawyer's Title – Linda Lawrence

Home Warranty: Fidelity National **CRES** Home Warranty

NHD: Property ID

**Reduced contingency periods** are always preferred

**Inclusions:** 4 piece glass entertainment center in living room of front house.

**Exclusions:** Sheds. Washers/dryers/fridges and all other tenant personal property.

**Sellers are selling the property with no repairs including termite.** Please write into your offer.

**Both sets of tenants** would like to stay. Both leases expire 12/31/2020. Front tenant pays \$2400 per month, deposit \$2800. Back pays \$1600, deposit \$2300. However, even If Buyer intends to occupy one or both of the units, owner **WILL NOT TERMINATE EITHER TENANCY PRIOR TO CLOSING.** Buyer must acquire both tenants on their month-to-month basis with the purchase, and it will be the responsibility of the Buyer to terminate and/or extend tenant leases after closing.

**\*\*\* PLEASE WRITE YOUR BEST OFFER FIRST AS WE CAN NOT GUARANTEE COUNTER OFFERS\*\*\***

Please email complete offer with proof of funds, lender pre-approval and any other supporting documents to [dcirignani@gmail.com](mailto:dcirignani@gmail.com). We will confirm your offer upon receipt.

It has been our pleasure to present this listing and we look forward to hearing from you!

Diane Cirignani

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