



Offer Submission Instructions 35793 Abelia St

We would like to share with you the following information and what our seller is looking for to help make your buyer's offer as clean and competitive as possible! :)

1. Please submit your offer along with POF and/or pre-approval letter and Property Address in the subject line to: jennh@thetallgal.com and catherineblackrealtor@gmail.com
2. Please submit offer document as separate PDF attachments
3. Please incorporate the following information when filling out the purchase contract:

a. Seller's Broker:

Listing Agent: Jennifer Hultquist - DRE # 01932053
5901 Priestly Drive #130, Carlsbad CA 92008
Realty One Group Pacific - DRE# 02134935

Co-Listing Agent Catherine Black - DRE # 01939090
10620 TREENA ST STE 230 SAN DIEGO, CA 92131
eXp Realty of Southern California, Inc - DRE# 02187306

c. Escrow: Chartwell Escrow - Anthony Hall
858.988.3100 teamhall@chartwellescrow.com

d. Title: Chicago Title - Marc Angstead
858.877.1250 marc.Angstead@ctt.com

e. Sellers: Chiodi Living Trust Dtd 4/17/2020
Martina and Michael Chiodi

In order to be as transparent as possible, the seller has done a pre-home inspection and noted in red are the items they have been repaired.

- Buyers to cross-qualify with cooper@mclaughlinmtg.com

Suggestions for competitive offers: HOME IS "SOLD AS IS"

- 1) Remove the physical home inspection contingency and appraisal contingency
- 2) Remove due diligence in 7 days

Please contact our preferred Home Insurance Agent: Daniel Warren - 714-524-5436
dwarren5@farmersagent.com

Thank you and we look forward to working with you!
Jennifer (949) 933-5599 and Catherine (619) 788.3056