Offer Information For: 24109 Clearbank Lane, Santa Clarita, CA 91321

1. Property is held in trust. The name of the trust is Michael and Elise Wilkinson Living Trust. Please put the trust name for each seller. Also please fill out the entity section for the sellers.
2. Escrow: Wonderland Escrow- Andrea McCune (Pre-escrow is already opened)
3. Title: Lawyers Title – Laura Langen
4. NHD: First American NHD, Carolyn Braun (Make sure to check the box for the NHD that says Environmental).
5. Buyers' possession- Please call the listing agent Teresa Metro at 661-305-6603 to discuss. (The seller may need time in the property after the closing of escrow.
6. HPP (Home Protection Plan) negotiable

Please Have the Following Items Submitted With The Offer:

1. AD and RPA
2. Buyer's proof of funds (Must be current, within the last 30 days)
3. Lender's preapproval letter and DU Findings
4. Make sure to check the box for the NHD that says Environmental.
5. Please call the Listing Agent Teresa Metro at 661-305-6603 prior to writing the offer.

Note: Santa Clarita does **not** have a City Transfer Tax, and it does **not** require the 9A Report.

Items Excluded: (Please make sure these items are listed in the RPA).

All the seller's personal items including some potted plants in the backyard, Kitchen Refrigerator, and Swing set.

Items Included: (Please make sure these items are listed in the RPA).

Fixed cabinets and shelving in Garage, Washer and Dryer, Jacuzzi, Refrigerator in the garage, Plants in the living room next to the staircase, Storage shed in the backyard, Mirrors in the bathrooms.

Smart Home Features Seller Prefers to Exclude: **(Please make sure these items are listed in the RPA).** Ring doorbell and Cameras