

Scott Miller, Associate Broker
Coldwell Banker Realty, Seacliff HB.

**Offer Guidelines for
16 PRESIDIO PLACE, PALM DESERT, CA. 92260**

Dear Agents,

Here is some additional information that may help you if you are considering writing an offer on this property:

- Sellers Names are: DPS CAPITAL INVESTMENTS, LLC
- Parcel # 622132053
- Escrow period to be 30 days or less.
- Possession to be 1 days after COE @ 6PM
- Deposit to be 3% of the sale price and wired to escrow within 3 days of acceptance.
- Escrow holder to be: Oasis Escrow - Denise Dupont
- Title to be with Equity Title
- If requested, the seller will provide a home warranty at a maximum cost of \$750 with Assurant Home Warranty Plus program including HVAC and refrigerator
- Natural Hazards Disclosure will be provided by MyNHD Lina King
- Inspection contingency time period is to be 10 days or less. All other contingencies to be removed within 12 days.
- NO Section - 1 termite to be provided by the seller.
- If buyers are obtaining a loan, please submit a pre-approval letter and verification of funds with offer. The buyers may be asked to be pre-approved with the lender of the seller's choice if I feel things need further review.
- Offers will be reviewed as they are submitted, please write your highest and best offers as counter offers are not guaranteed. Please allow the standard 3 days for us to respond. We will confirm receipt of the offer right away
- Please email complete offers to Scott.Miller@cbrealty.com, CONFIRM SENT WITH ME.

Thank you for your hard work and showing our beautiful listing, we look forward to working with you! We look forward to a smooth escrow.