



Offer Guidelines

Thank you for your interest in 2109 Curtis Ave., #A and suggest the following to be included for a strong offer:

Seller Preferred Services:

- Peninsula Escrow | Laurie Acore
- Chicago National Title | Kyle Abel
- NHD provided by CRES myNHD
- Home Warranty Plan: CRES - First American (Sean Perfit)

Offer Details:

- **Seller is:** Shaw/Hadaway Living Trust, Dated June 20, 2025
- **Escrow** to be 30 days (OR SOONER)
- **Inspection** Contingency to be 10 days (OR SOONER)
- **Appraisal** Contingency, if any to be 14 days (OR SOONER)
- **Loan** Contingency, if any to be 17 days (OR SOONER)
- **EMD** - 3% initial deposit of purchase price to be wired into Escrow within 3 days of Acceptance

Include with your offer:

- Pre-Approval and Proof of Funds
- Buyer to review all available reports and disclosures **prior** to submitting an offer
- Buyer to do due diligence regarding all permits and records
- Please submit offers to: Jim@jimhunthomes.com and Darlene@jimhunthomes.com

All offers to be emailed to darlene@jimhunthomes.com who WILL confirm receipt.