

Offer Instructions

5295 Joan Ct, San Diego, CA 92115

Sellers Name(s) to be included on offer:

- DBZ Capital Ventures LLC

The sellers are looking for the strongest offer up front. There's no guarantee that every offer will receive a response or a counter — an acceptable offer may be accepted before others are addressed. Buyer's agents are encouraged to bring their best terms from the start.

- **Click to find:** [Comparable Sales](#) (Similarly sized 4-bed homes sold within the last 3 months, in this exact Hardy Elementary attendance boundary).
- **The home itself:** four bedrooms, single story, on a 12,400 square foot cul-de-sac lot with no rear neighbor. No HOA, no Mello-Roos. Fully remodeled — new 200-amp electrical panel, new kitchen, new bathrooms, all-new flooring and fixtures throughout. Zoned for Hardy Elementary (10/10) and Patrick Henry High.

Below is a list of our preferred offer terms:

- Inspection period to be 10 days from offer acceptance (or sooner)
- Loan and Appraisal Contingencies to be removed within 14 days of acceptance (or sooner)
- Quicker Escrow Period is encouraged
- Escrow to be New Venture Escrow (Moriene Toomey)
- Title to be Lawyers Title (Jeff Morey)
- **Click to find:** *SPQ*, *TDS*, [NHD](#), [Termite](#), and [Title Reports](#) (It's recommended that you have a 'Receipt of Reports' signed and submitted with your offer).

***All Offers with preApproval and Proof of Funds to be submitted to:

jesse@jessemorrisongroup.com***

We look forward to receiving your offer! Any further questions please don't hesitate to call, text, or email.