



## Offer Instructions

**Address: 10733 Caminito Bravura, San Diego, CA 92108**

**APN: 434-041-11-23**

The sellers greatly appreciate your client's interest in making an offer on their property. To assist you in writing a clean offer, please review the information and recommended terms below. Please complete offer and associated documents *in their entirety* including all agent information.

**Sellers Names:** Frances Y Grimes, J E Grimes and Frances Y Grimes Living Trust  
**Agency Info:** Keller Williams San Diego Metro, DRE #01295699  
Bridget Potterton, DRE #01483417  
**Escrow Period:** 25-30 Days is favorable  
**Inspections:** (10)-day contingency removal or less is favorable  
**Appraisal:** (10)-day contingency removal or less is favorable—*NONE is preferred.*  
**Loan:** (14)-day contingency removal or less is favorable  
**Escrow:** First American  
**Title:** First American  
**Additional:** Fill out the form to make sure your offer gets inputted in our spreadsheet correctly: <https://form.jotform.com/220684566882064>

Please submit your client's offer to [bridgecoast@gmail.com](mailto:bridgecoast@gmail.com) & [Bridget.Fanning@gmail.com](mailto:Bridget.Fanning@gmail.com). Include a current pre-approval letter and proof of funds statement(s), and redact any account numbers for your client's security. Our clients will review offers as they come in and entertain offers with the highest price and the most agreeable terms. We understand how challenging it is for buyers and their agents in this competitive market, therefore, we do NOT counter offers with "submit highest and best." We encourage your buyers to present an offer at the highest they are comfortable with at the onset. Best of luck to you and thank you for your buyer's interest!



Bridget Potterton | Keller Williams San Diego Metro

#01483417 | #01295699

2250 4th Ave, San Diego, CA 92101 :: 858.257.1555 :: [www.ComeHomeToSanDiego.com](http://www.ComeHomeToSanDiego.com)