Offer Submission Instructions

Jake Smoke | **USMC Veteran** | LPT Realty

Where to Submit

Please submit offers to: Jake@TeamSmoke.us with the full property address in the subject line.

Offers will be presented to the Seller as they are received. Seller will respond to all offers by Tuesday at 5:00 PM.

All documents should be submitted as PDF attachments. Please do not include links to file-sharing services such as Google Drive. Files should be immediately accessible from the email message.

Title & Escrow Services

Escrow Company	Foundation Escrow
Escrow Officer	Summer Hayes

Title Services

Title Company	Lawyers Title
Title Representative	Nicole McGrath

Other Terms

- Buyer and seller to each pay their own escrow fees.
- NHD to be provided by SNAP NHD.
- All offers must include a lender pre-approval letter or proof of funds for cash.
- Buyer and Buyer's Agent to verify all information including square footage, lot size, zoning, utilities, permits, and property condition prior to the close of escrow.

RPA Page 16 Information

Please populate page 16 of the RPA with the following:

Brokerage	LPT Realty: DRE# 02248983
Agent	Jake Smoke: CalRE# 02044023
Address	10620 Treena Street, Suite 230, San Diego, CA 92131
Cell	(760) 429-5533
Email	Jake@TeamSmoke.us