

Offer Instructions for:

550 W Pennsylvania Ave #8, San Diego, CA 92103

Please Email offers to TeriJHill@gmail.com **complete** with POF and PA

Listing Agent: Teri Hill Lic # 00966227

Listing Broker: Hill & Hill Realty, Inc. Lic #01854152

Seller name: Larry Annicchiarico Trust

Chicago Escrow (Maura Beland)

Fidelity National Title (John Wall)

NHD Disclosure Source

Seller Pays Home Warranty (do not waive!) – Buyer's Choice

RPA 3Q (2+3) to be blank

RPA 3Q (5+6) to be Buyer or blank

RPA Page 3P....Included: Refrigerator, Stove/Oven, Dishwasher, Bathroom Mirrors, Front Door Smart Door Lock

RPA Page 3R Other Terms: 'Buyer to apply for Homeowners Insurance within 3 days after acceptance'

PLEASE PROVIDE to Buyer & Acknowledge with Receipt For Reports Form....

- 1) Termite Inspection Rpt (interior only) dated 2/13/25 – D Tab MLS
- 2) CAR Receipt for Reports Form – D Tab MLS
- 3) Canyon Shadows HOA Doc Package (ordered 2/6/25)
- 4) Canyon Shadows Annual Disclosure Rpt dated 11/25/24
- 5) Canyon Shadows 'AD Magellan' HOA Inspection dated 8/6/24 + Bid Comparison dated 7/3/24
- 6) Seller's CAR Forms ESD, TDS & SPQ dated 2/12/25