



## Offer Instructions

**Address: 11820 Gardena Ln, Lakeside, CA 92040**

**APN: 385-320-13-00**

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 be patient as seller may take a few days to respond.***

**Sellers of Record:** Terence Guerra  
**Agency Info:** Keller Williams San Diego Metro, DRE #01295699  
Bridget Potterton, DRE #01483417

### Preferred Written Terms:

**Escrow Period:** 25-30 Days is favorable  
**Initial Deposit:** 3%  
**Inspections:** As soon as is feasible is favorable  
**Appraisal:** As soon as is feasible is favorable  
**Loan:** As soon as is feasible is favorable  
**NHD:** MyNHD  
**RPA:** Leave RPA Paragraph 3 Q5 & Q6 unchecked

### Preferred Services:

**Escrow:** Granite Escrow - Kathy Gabe  
**Title:** Lawyer's Title - Nikki Lam

### Submit Offers To:

[Bridget.Fanning@gmail.com](mailto:Bridget.Fanning@gmail.com) & [bridgecoast@gmail.com](mailto:bridgecoast@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 with the highest price and the most agreeable terms.
- All information is believed to be accurate. Buyer(s) to verify to their satisfaction before Contingency Removal.



Bridget Potterton | Keller Williams San Diego Metro

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