



The López Group
San Diego Castles Realty
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Offer Process

Hello –

Thank you for your interest in making an offer on our listing. To give your client the best opportunity to purchase this home, please take time to review the offer instructions below. We will only be countering a handful of the strongest offers so please bring a strong offer from the start to be considered if we go to a multiple offer situation.

Here are the terms the seller is looking for in an offer:

- **Seller:** *Walter Family Trust dated December 19, 2022*
- **Listing Agents on RPA:** Gustavo X Lopez
- **Purchase price:** Fair market value.
- **Inspection period:** 7 days from acceptance or less.
- **Appraisal contingency:** 14 days after acceptance or better.
- **Loan contingencies:** 14 days after acceptance or better.
- **Escrow period:** 30 days from acceptance. **Less is preferred.**
- **Escrow company:** Foundation Escrow, Corin Gonzales Hickerson. Buyer & Seller each to pay their own
- **Title company:** First American Title, Steve Hlavacek and Caroline Horblower
- **Items that convey:** Stove, Fridge, Washer & Dryer. All Appliances As-Is

Submit offer to admin@LopezGroupRealEstate.com with current pre-approval and current proof of funds (to include clients name and the name of the financial institution). Please text us at 888-767-4010 to let us know the offer has been sent so we don't miss it in a spam folder.

Please note that *before seller's final acceptance*, the buyers loan file will be reviewed with your clients lender and our preferred lender. *Please wait until we let you know if you will be chosen or a finalist if we go to a multiple offer situation.* To complete the cross qualification for your offer please have your buyer's lender be prepared to email the following items to Eric Bibel – eric@BibelTeam.com. Please be sure to reference the property address in your email.

- 1) Loan application (1003) to match offer
- 2) DU / AUS approval matching application and offer
- 3) Recent pay stub / W2 for borrowers
- 4) Proof of funds

If you need a secure link to upload the documents, please let Eric know and his team will send one over.

Eric Bibel | The Bibel Team at Neo Home Loans

Direct: 858.722.3226

eric@BibelTeam.com | <https://thebibelteam.com> | NMLS #1406013

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

Gustavo – 888.767.4010

admin@LopezGroupRealEstate.com