

Thank you for your interest in this property at 1795-97 Eldora – Lemon Grove

Attached to the MLS you'll find seller disclosures and available prelisting reports. We suggest buyer reviews prior to making an offer.

Below is a list of our suggested offer terms:

- Inspection period to be 7 days from offer acceptance + seller prefers an as-is / where-is offer.
- Loan and Appraisal Contingencies (if any/applicable) to be removed ASAP (we suggest appraisal contingency being removed along with offer and no more than 12 days for the loan contingency)
- Escrow period – 21 days or less – But the Sooner the better
- Title to be Fidelity National Title
- Escrow to be California Preferred Escrow
- NHD to be Disclosure Source
- All appliances on premises shall convey
- Buyer shall assume tenant's lease – please make your offer as clean as possible.
- All Offers MUST BE ACCOMPANIED with pre Approval and/or Proof of Funds

Once completed – please submit to:

wolf@cbwhomes.com

NOTE – We will confirm receipt ASAP and will respond to offers in kind. Please note that this is a Probate sale and we are working with the probate administrator directly, but don't expect any delays as a result of the process – however, please be mindful that we must adhere to certain legal processes and requirements in conjunction with the probate administration.