

## Offer Guidelines For 9415 Cold Coast Dr Unit B7, San Diego, CA 92126

- Seller name:

Michael Okin, Trustee of the Okin Family Trust 02-24-05

Jacqueline Okin, Trustee the Okin Family Trust 02-24-05

- APN: 341-210-26-17

- Owner Occupied property: Vacant

- %EMD: Minimum of 1%, preferably more

- For NHD : Disclosure Source

- Escrow: Chartwell Escrow, Helen Lax

- Title: Lawyers Title, Ryan White

- Buyer's choice of home warranty

- Gold Creek HOA inquiries:

What are the monthly dues? **\$510/month**

What do those dues cover? **Maintenance of common areas, water and trash**

Is the roof covered by the HOA or the owner? **Owner**

Units in complex - **120 units**

Units in building - **8 units**

Stories in building - **2**

Parking spots - **2 uncovered spots (#2 & 34)**

What is the owner occupancy rate of the community? **70% (please note that the management representative we spoke to on the phone cannot guarantee the accuracy of that %)**

Is the complex FHA approved? **Yes**

VA approved? **Yes**

## Offer Guidelines For 9415 Cold Coast Dr Unit B7, San Diego, CA 92126

When was the last reserve study done? **September 2022**

Are there any current or upcoming special assessments? **No**

- Send RPA, POF and/or Preapproval letter as ONE PDF file to [kschmidt.realtor@gmail.com](mailto:kschmidt.realtor@gmail.com) - We will confirm receipt.
- Listing Agent DRE#01781140
- Listing Broker DRE#01527365

Please text Kimberly Schmidt with questions at 619-249-7016.

We will not represent the buyer and seller in this transaction.

If we have confirmed receipt of your offer, please be patient and know that it is currently being processed.

