SHOWING AND OFFER INSTRUCTIONS

1063 LAUREL DRIVE
LAFAYETTE CA 94549

•There will not be any individual showings other than the Open House Schedule on the MLS. Offer Due Date and notes will be posted to the confidential remarks in the MLS.

Here are some Helpful Tips and Seller Requests if you intend to submit an Offer

•Property is being sold out of a trust, and the seller requests Chicago Title, Walnut Creek- Deanna Rozell, Escrow Officer, who has the trust documents.

•Offer Terms: All Cash or Hard Money due to the condition.

•Occupant may need 29-day rent back.

•No inspections or reports have been completed. There are no plans for the seller to conduct pre-inspections.

•Because the property is being sold out of a Trust, please see the ESD (Exempt Seller Disclosure) form with the disclosures. The acting Trustee has never lived in the home.

•Seller Expectations: Best Offer and Terms. Do not rely on a seller counter-offer to your offer. The seller prefers the offer to be an As-Is Purchase.

•Submit Offers via Homelight, **not** via email. Link is in the MLS.

•Submit with your Offer: Proof of Funds and/or Hard Money Lender Approval.

•If your offer is non-contingent, please have your buyer sign all disclosures and submit them with your offer.

•Seller may need up to 3 days to respond to offers.

Due to the activity on this property, Suzanne Rocha and the Cal Home Team are unable to respond to calls and emails in a timely manner. Please rely on the showing and offer instructions.