

17446 Plaza Animado #121, San Diego CA 92128

APN# 273-690-03-55

Please include the following details in your offer

- **SELLER of RECORD:**

The Carolynne B. Manka Separate Property Trust dated 07/02/2002

- Submit Offers to: MyAgentMarcie@gmail.com
- Include current PreApproval Letter and Proof of Funds (*no screen shots*). Double check that **ALL client account numbers are redacted**.
- Populate Broker: Coldwell Banker West DRE Lic# 01481919
- Populate Listing Agent: Marcie Sands DRE Lic# 01428288
- Please use most current C.A.R. forms

PREFERRED WRITTEN TERMS

- If financing, loan rate to be current available rates and terms
- Initial deposit 3%
- Inspections—10 days
- Appraisal—14 days or less (if not waived)
- Loan—14 days or less
- COE—30 days or sooner
- Title: Corinthian Title & Escrow, Teri Hallameyer
- Escrow: Corinthian Title & Escrow, Becky Metcalf
- NHD: First American Natural Hazard (already have)

OTHER

- Please send **all contract documents as a single PDF** and the additional attachments separately. (POF, Pre-Approval etc...).
- Seller will NOT review Buyer Letters if submitted per the RLA.
- Buyers to cross-qualify with David Cummins, American Pacific Mortgage